



McInnes House Hotel

Newtonmore Road | Kingussie | PH21 1HE

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- 9 En-Suite Letting Rooms
- 4 Self Catering Glamping Pods
- 50 Cover Restaurant
- 30 Cover Bar / Lounge

Summary

McInnes House Hotel is a popular and thriving nine-bedroom hotel, centrally located in the Scottish town of Kingussie within the scenic Scottish Highlands. The hotel is fully licensed and occupies an extensive plot with spectacular views of, Ruthven Barracks, Strathspey, and the Cairngorms. McInnes House Hotel is situated in the heart of the town just a few hundred metres from Kingussie golf club making it a popular choice with, golfers, walkers, tourists and locals. Surrounded by the most breathtaking Scottish scenery it's a fantastic location to hold intimate weddings, functions, hire for exclusive use or enjoy an evening meal in the popular restaurant.



Excellent Rating on Tripadvisor



The Business

McInnes House Hotel is a traditional Victorian hotel which dates to 1890. The hotel is accessed from the front via the main reception area. On the ground floor there is a large restaurant/dining room currently set for 50 covers with stunning views out of the feature bay window and a cosy bar area offering an additional 30 covers. The current owners operate the restaurant and bar seasonally for evening meals only, giving the opportunity to increase revenue by offering extended opening hours. To the rear of the hotel is a large, fully equipped commercial kitchen. Newly refitted in the last few years the kitchen serves the bar and restaurant areas. On the ground floor you will also find modern ladies and gents WC's as well as a disabled WC, office and storage areas. On the first floor there are 5 en-suite letting rooms and an additional 4 en-suite letting rooms on the second floor. In addition there are 4 self-catering glamping pods located to the rear of the hotel, each pod sleeps 2 has en-suite and kitchenette facilities and private garden areas. Given the size of the plot and with the correct consents there is ample opportunity for the building to be extended or the opportunity to add additional letting rooms, for which there is a great demand. The current owners run advertising campaigns over various social media platforms as well as advertising on their own website and Visitscotland.com Visitcairnngorms.com, Walkhighlands.org.

Externally

Externally the hotel sits on a generous plot, there is a large gravel car park with ample parking for around 20 cars to the side. At the front of the hotel there is a garden area currently used in the summer months as a beer garden offering the opportunity to provide a further 20 covers. There are four self-catering accommodation pods to the rear of the hotel with a private garden area.

Situation

Kingussie is situated in the heart of the Scottish Highlands within the Cairngorm National Park and next to the picturesque River Spey. Given the location the area is popular with outdoor enthusiasts and offers many outdoor activities close by such as, cycling, walking, golf, photography and winter sports to name only a few. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. McInnes House Hotel is located in the centre of the town making it an ideal base for onward journeys to the North Coast 500, Orkney, or the West Coast. Primary and Secondary schools are located within 10 minutes' walk of McInnis House Hotel. The A9 and mainline railway station both mean the town is easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached in under an hour. Inverness airport is only 48 miles away, with daily national and international flights. It is also sitting on the whisky trail with 50 distilleries within easy reach.

Price

An asking price of offers over £700,000 is sought for the property including the fixtures, fittings, and good will of the business.





