



Navidale | Helmsdale | Highland | KW8 6JS

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Navidale, Helmsdale, Highland, KW8 6JS

- Panoramic sea views
- 10 ensuite letting rooms
- Wedding venue
- Major refurbishment programme completed
- NC 500
- c. 5 acres

Situation

Navidale House Hotel is a charming, independently owned 10-bedroom establishment located on the picturesque Helmsdale coastline in the Scottish Highlands. The hotel boasts panoramic views of the North Sea and is situated conveniently along the renowned North Coast 500 (NC500) route, making it an ideal stop for tourists exploring this scenic drive. Helmsdale itself is a quaint village with a rich history, known for its salmon fishing and the 19th-century herring boom.

The hotel is approximately 75 miles north of Inverness Airport, which is about a 1.5-hour drive. Inverness Airport offers both domestic and international flights, with regular services to major cities such as London, Manchester, and Bristol. This accessibility makes Navidale House Hotel a convenient destination for travellers from various parts of the UK and beyond.

Local amenities in Helmsdale include the Timespan Museum and Arts Centre, which provides cultural and historical insights into the area, and various shops, restaurants, and bars that cater to both residents and visitors. The village also hosts the annual Helmsdale Highland Games, a popular event that draws crowds every August.

For families considering purchasing this property, Helmsdale offers educational facilities, including a local primary school. The village's serene environment, combined with its historical charm and modern conveniences, makes Navidale House Hotel a perfect base for exploring the Scottish Highlands and enjoying the local culture and natural beauty.





The Business

Navidale House Hotel is managed by three owners with assistance from a part-time cleaner. The hotel operates as a Bed, Breakfast & Bar, featuring 10 en-suite bedrooms available at either a bed and breakfast rate or room-only rate. The bar is open daily to both residents and the public. The hotel also serves as a complete wedding venue, accommodating ceremonies, meals, and receptions. Although the restaurant is not currently operational, it has been successfully run in the past; the decision to close it was made to prioritise the owners' free time over additional income.

The hotel operates from mid-March to early November, seven days a week, with the bar open from 4pm to 11pm daily. Business is reasonably busy in March, October, and November, while the peak season from April to September is extremely busy. There is potential to extend operations into the winter months to capture business hotel bookings and occasional tourists.

Revenue distribution is currently 88% from accommodation, 8% from drinks, and 4% from food (relating only to breakfasts upsold to room-only guests). When meals were offered, the revenue split was 52% from accommodation, 26% from food, and 22% from drinks. Occupancy levels range from 30-40% in March, October, and November, and 75-85% from April to September. The hotel closes from early November to mid-March, a period chosen for renovations and a break, though business demand exists if a new owner wishes to remain open. Especially with the restaurant reopened, a new owner could operate successfully throughout the winter off-season.

Room rates including breakfast are as follows: Auklet Room (single) - £100, Chaffinch Room (double) - £140, Dove Suite (superking) - £170, Kingfisher Suite (king and single) - £165 (with an additional £55 for three adults sharing), Merlin Room (single) - £90, Osprey Room (king/twin) - £155, Robin Room (king/twin) - £150, Sandpiper Suite (superking) - £195, Swan Room (double) - £140, and Woodpecker Room (deluxe double) - £150.

The target markets include NC500 tourists, guests using ferry ports in the northeast, general tourists, John O'Groats to Lands End travellers, and business stays. While there are no formal contracts, the hotel enjoys regular repeat business from both customers and businesses.

The bar operates from 4pm to 11pm daily, with the option to extend hours to better utilise the beer garden, particularly on weekends. It attracts a mix of hotel guests, locals, and passing tourists, offering a cosy bar, quiet lounge, and games room to cater to various clientele.

Although food service is not currently offered, there is significant potential to reintroduce lunch and dinner services. The restaurant was previously successful, with Sunday lunches being particularly popular. Reintroducing the restaurant could significantly increase revenue from locals and passing trade, as well as generate higher demand for rooms.



Property

Navidale House Hotel offers an unparalleled blend of traditional charm and modern amenities. As visitors enter through the welcoming front porch, they are greeted by a warm Highland welcome in the main reception area, complete with an inviting open fire. To the left, a cosy bar awaits, featuring another open fire and Scottish Highland themes, perfect for relaxing with a drink.

The hotel's large dining room is a highlight, offering stunning panoramic views over the North Sea and overlooking the beautifully maintained garden. For entertainment, guests can enjoy the spacious games room equipped with a pool table, darts board, and fruit machine. An additional room, currently not in use, presents potential for various use, while the dedicated function room serves as an ideal venue for weddings and other events, benefiting from the hotel's breathtaking sea views. The property also includes a large, well-equipped commercial kitchen with ample storage, preparation, and service areas.

Accommodation at Navidale House Hotel is thoughtfully arranged, with 10 individually decorated letting rooms situated on the first floor. Most of these rooms offer stunning sea views, and all are ensuite. The owner's / staff flat and staff accommodations are conveniently located at the rear of the property, with potential for additional rooms.

A unique feature of the property is its detached annexe, previously used as five additional letting rooms, which has been converted into a large stunning two-bedroom owner's accommodation. If the annexe was not required for owners' accommodation, this property would make an extremely desirable self-catering unit.

The property offers significant potential for expansion and further development, making it a versatile investment opportunity.



External

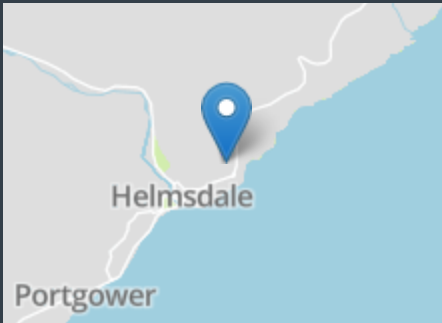
Navidale House Hotel is beautifully situated on an elevated clifftop plot of circa 5-acres, offering breathtaking views of the North Sea and the rugged Sutherland coastline. The property features a large car park that separates the annexe from the main hotel, accessible via a sweeping drive from the main road. Most of the gardens gently slope towards the cliff tops, providing a serene and picturesque environment. Guests can enjoy multiple paths and walkways throughout the grounds, perfect for leisurely strolls. In front of the main hotel building, there is a newly laid large patio with ample seating, ideal for relaxing and taking in the stunning surroundings. The well-maintained lawns, along with mature trees and shrubs, add to the charm and tranquillity of the outdoor area.

Subject to necessary planning permissions the grounds would be suitable for the addition of more rooms or the erection of self-contained units.









Tenure

Scottish equivalent of freehold

Trading Figures

Trading information will be released after formal viewing has taken place.

Rateable Value

The Rateable value of the hotel is £10,000. Nil Rates are payable.

Floor 0 Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
792.09 m²

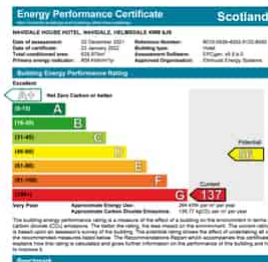
Reduced headroom
3.66 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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