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8 Atholl Road | Pitlochry | Perthshire | PH16 5BX

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# Acarsaid Hotel

8 Atholl Road | Pitlochry  
Perthshire | PH16 5BX

- 20 En-Suite Letting Rooms
- 3 Star Accommodation
- Prime Tourist Location
- 50 Cover Restaurant
- Fully Licensed

This is a rare opportunity to purchase one of Pitlochry's most prominently situated hotels owing to the retirement of the current owners after 25 years. Occupying an enviable and elevated position on the main road into and out of the charming town of Pitlochry, is the Acarsaid Hotel, a welcoming and well-maintained hotel with 20 En-Suite letting rooms.

The property is in immaculate condition throughout and has been furnished to a very high standard. The hotel benefits from a full license and, given the popularity of Pitlochry, there is ample opportunity to increase revenues by reopening the restaurant to non-residents for lunches and evening meals. The Acarsaid Hotel occupies a site which extends to 1.3 acres in total and is well suited to either extension or redevelopment.

The Acarsaid Hotel is in Pitlochry, one of the most scenic locations in the centre of Scotland, a true honeypot destination for tourism. The hotel is located in the town centre of Pitlochry that has many amenities including excellent restaurants, cafes, and shops. Pitlochry is also home to the nationally renowned Festival Theatre, the award winning "The Enchanted Forest", Blair Atholl Horse Trials, Etape cycling race as well as two world famous distilleries. Although a small traditional town, it boasts an extensive year-round tourist trade and hospitality sector, offering a wide range of activities and entertainment to both locals and visitors.

Highland Perthshire provides an abundance of recreational activities with opportunities to explore surrounding mountains, lochs, glens, and forests. Extremely well located for Walking, Hiking, Cycling, Fishing, Shooting, White Water Rafting, Kayaking, Skiing and even Bungee Jumping. The area is also home to a world-renowned Highland Games. The town is located just off the A9 and is extremely well serviced with good road and rail networks providing links to Perth(26miles), Edinburgh (70 miles), Glasgow (83 miles) and Inverness (86 miles) and their respective airports. Pitlochry railway station is on the main line from London to Inverness served by both the East Coast route and Scotrail.



Practically every visitor to the bustling and ever popular town of Pitlochry will pass the entrance to the Acarsaid Hotel. This is a unique opportunity to acquire a substantial hotel operation in the Scottish Highlands on the Heart 200 tourist route. With 20 letting rooms this business can be easily managed by an owner operator or with its 1.3-acre site extended or redeveloped to take full advantage of the location and thriving tourist destination that Pitlochry has become.



### The Property

The original building is a former Victorian Villa built in 1880 for Lady Helen Stuart, The Countess of Kilbride, and is one of Pitlochry's oldest hotels. It has been extended over the years to provide a total of 20 letting rooms. Entrance is through the main doors into the reception area. To the left on entry is a guest lounge, bar area and conservatory with stunning views. A door from the lounge leads to 4 letting rooms on the ground floor and stairs to the first floor where there are a further 4 lettings rooms.

On the other side of the reception is a further guest lounge with conservatory giving access to the main dining room. This bright, spacious room has large windows overlooking the front of the property and can easily accommodate 50+ covers. It has its own wine servery with access to the kitchen and other back of house areas to the rear of the property. A door from the restaurant leads through to a ground floor room with stairs to the first floor and additional letting rooms.

All the public areas have been decorated to make guests feel relaxed by offering them a traditional, yet contemporary, Scottish Highland welcome. There is free guest Wi-Fi throughout the Hotel.

The staircase from the reception is the main access to the first floor. In total there are 11 letting rooms on this floor. All rooms are decorated and furnished to a high standard offering guests a modern experience. All rooms offer En-Suite facilities and have been upgraded by the current owners.

The front bedrooms benefit from outstanding views across the town and Tummel Valley while the rear facing rooms benefit from views across the substantial gardens.

At the rear of the property is the detached staff accommodation. In total there are 5 bedrooms, lounge, kitchen and 2 bathrooms. This could easily be converted to provide private owners accommodation if required.

The hotel sits on a substantial plot of approximately 1.3 acres in a prime location at the entrance to the town of Pitlochry. This would be an ideal acquisition for anyone looking to extend the current offering and significantly increase the number of bedrooms.

### Business

Acarsaid Hotel is a charming 3-star hotel located in the centre of picturesque Pitlochry. It is an easily run business operated by the owners in high season with up to 10 members of staff

depending on the variety of part and full-time positions. The hotels benefits from a 50+ cover restaurant, two lounges and a bar.

There is a good split of income across all revenue streams. Accommodation accounts for approximately 57% with the remainder being split between food and wet sales. The hotel currently operates for 12 months of the year with a 3-week break taken in January for staff holidays. Peak trading season running from May to the end of October. Average room rates start from £80 per night with a room only rate. The hotel operates 7 days a week and is open to both residents and non-residents and is also popular with locals.

### External

The hotel is accessed via a private drive from Atholl Road, the large guest carpark is located at the rear of the property, along with the staff accommodation. The site extends to 1.3 acres and given its prominent location is ideally suited to extension or redevelopment. The vast majority of visitors to Pitlochry will pass by the Acarsaid Hotel when entering or leaving the town.

### Trading Information

The business has a turnover in the region of £600,000. Room sales account for approximately 57% of sales with food

accounting for approximately 34% of sales. Full trading information will be provided after formal viewing has taken place.

### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and any items that are subject to separate negotiation, this will be available to all parties wishing to offer.

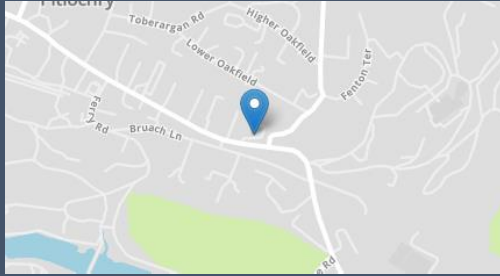
### Tenure

The Acarsaid hotel is being offered for sale on the Scottish equivalent of Freehold.





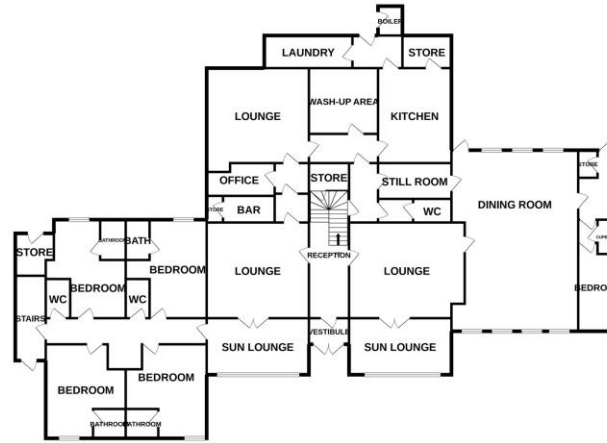




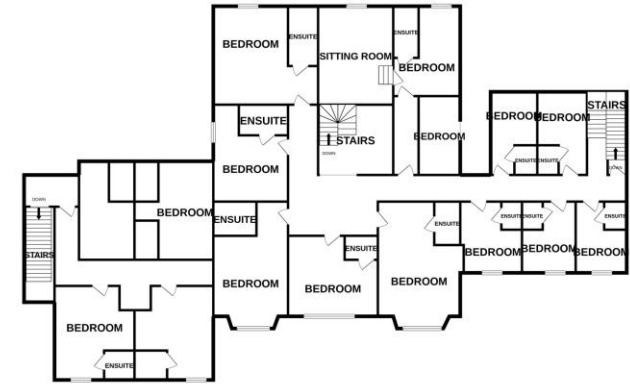
- Secure Parking
- Free Wi-Fi Throughout Hotel
- Excellent Reviews
- Staff/Owners Accommodation
- Substantial Site of 1.5 acres - Suitable for Extension Redevelopment
- Freehold

Offers Over  
£1,300,000

### GROUND FLOOR



### 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.  
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