



FOR SALE

A COUNTRY HOUSE HOTEL
OF GREAT CHARM AND CHARACTER
IN THE HISTORIC HEART OF SCOTLAND



the
killiecrankie
hotel

KILLIECRANKIE
PITLOCHRY
PERTSHIRE
PH16 5LG





summary

- > Charming and popular 10-bedroom Highland country house hotel, set in over 3.75 acres
- > Great accessible location in North Perthshire
- > Attractive public rooms and delightful gardens
- > 2-bedroom private cottage, plus staff accommodation
- > Firmly established business: T/O close to £600,000 (net)
- > **Offers around £995,000 Feuhold**

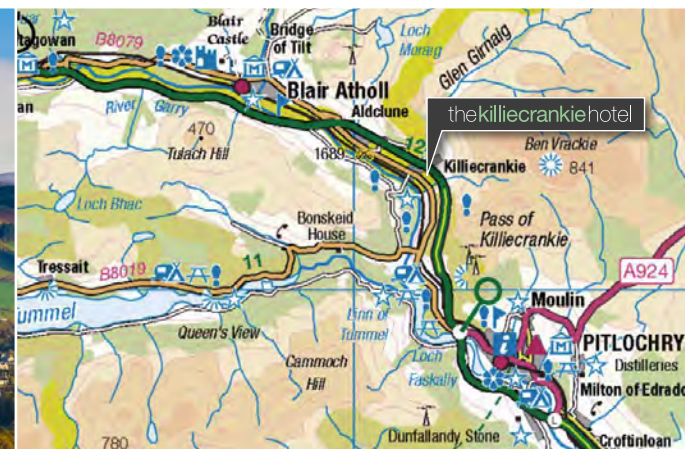


introduction

The Killiecrankie Hotel, a country house hotel of great charm and character, enjoys a tranquil setting in gently wooded grounds with lawns, flowering shrubs and formal gardens set against a backcloth of hills overlooking the Pass of Killiecrankie and River Garry. The location enjoys an unrivalled position in the heart of tourist Perthshire.

Small family managed country house hotels of this style, quality and size, are becoming a rarity and the Killiecrankie Hotel rates highly amongst them in terms of its attractiveness as both a home (maybe 'lifestyle' home!) and business for resident owners and proprietors.

The seller acquired the property in 2007 and in the intervening period has invested in to the property and business to create a quality country house hotel of some style whilst retaining the important ambience and peacefulness of a country house. With retirement looming, the sale of the Killiecrankie Hotel offers a wonderful opportunity to acquire a well established business in a popular and sought after area of Scotland.



location

Geographically situated close to the centre of Scotland, the Killiecrankie Hotel is surrounded by some of the most beautiful countryside and the area offers first class sporting facilities including fishing and shooting, excellent golf, horse riding and walking, all of which are close at hand.

The presence of historic sites, especially that of the bloody Battle of Killiecrankie in 1689, together with castles (Blair Castle is nearby) and other places of interest to visit, the amenities of nearby Pitlochry (and its renowned Festival Theatre), the ease of accessibility with the main A9 trunk road nearby, all add to the superb marketing aids for the Killiecrankie Hotel.

Although the variety of sport and activities in the locality is important to attract residential custom, and is particularly welcome in the early and late season, the principal strength of the hotel is the quality of its accommodation and amenities attracting the destination leisure customer.



the property

Formerly a 19th Century manse house, Killiecrankie Hotel has operated as a country house hotel for many, many years and is principally of a traditional stone construction under a pitched slate roof with some more recent and more contemporary extensions. From the public road, a short driveway leads to the gravel sweep and car parking at the front of the hotel and the accommodation briefly comprises over two main levels as follows.

PUBLIC AREAS

The front door entrance leads, via vestibule porch, into the central Reception Hallway with reception desk. To the right is the cosy Cocktail Bar (12), with corner bar servery, and from where there is access to the Bar Conservatory (22), overlooking the gardens and ideal for informal dining. To the left of the hallway is the hotel's main Dining Room, an attractive room with fireplace (gas fire), with access to the Dining Room Conservatory (35 covers in total). Towards the rear of the hotel is the Residents' Sitting Room, perfect for relaxation, with access to the formal gardens.



LETTING BEDROOMS

10 letting bedrooms to sleep 18 (5 zip and link double/twin; 3 double; 2 single).

All bedrooms are ensuite (8 bath with shower; 2 shower only) and are classed 4 superior, 3 deluxe with the remaining either classic or single.

2 of the bedrooms are located at ground floor with the remaining 8 bedrooms at first floor level and all are equipped with TV, hairdryer, radio alarm, direct dial telephone, tea/coffee facilities and Wi-Fi. The rooms are all attractively and individually furnished and decorated, fitting to the style of this small country house hotel.

SERVICE AREAS

Good size commercial kitchen, at rear; wash up and still room; walk-in fridge; cellar/wine store. Laundry room in separate shed at rear.

OWNERS' COTTAGE

Situated to the rear of the main hotel is a pleasant and self-contained cottage, converted from former outbuildings, providing spacious accommodation of living room, kitchen, 2 bedrooms and bathroom.

STAFF ROOMS

Alongside the cottage, converted outbuildings, are staff rooms providing accommodation of sitting room, 3 bedrooms and 2 shower rooms.



OUTSIDE

The Killiecrankie Hotel is located in around 3.75 acres of its own private grounds, mainly laid out to lawn, with flowering shrubs etc, a more formal and separate kitchen garden and a wooded area w the rear of the hotel. There is ample car parking.

SERVICES

Perth & Kinross Council: (01738) 475000.
Mains water, electricity and drainage.
LPG gas. Partial oil-fired central heating to public areas – remainder of heating is electric.
Wi-Fi throughout.

LICENCE

Premises Licence

LISTINGS

AA 3 Red Star Small Hotel: 2 Rosettes

WEBSITE

www.killiecrankiehotel.co.uk



TRADE

Management accounts for the year ended 31 March 2019 indicate a total turnover of £578,646 (net of VAT). The hotel has regularly produced over the years, an EBITDA profit equating to circa 20% of turnover.

Trading accounts will be made available to genuinely interested purchasers, preferably after viewing the property.

EPCS

The Killiecrankie Hotel **EPC Rating: G**
Private accommodation **EPC Rating: F**

PRICE

Offers around £995,000 are invited for the 'freehold' (heritable feuhold/outright ownership) property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

OFFERS

All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All viewings must be organised through the vendor's agents who are acting with sole selling rights.



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