FOR SALE

Substantial Established Hotel, Function & Leisure Complex

GRAHAM SIBBALD

Red House Hotel

Station Road, Coupar Angus, Blairgowrie, PH13 9AL

Offers Over £1,950,000

Find out more at **www.g-s.co.uk**

RED HOUSE HOTEL

- **Substantial established hotel, function & leisure complex**
- **20 en-suite letting bedrooms**
- **Prominent A94 roadside trading position**
- **124-cover bar restaurant with glazed conservatory**
- **Function suite for up to 160 guests**
- **Extensive leisure facilities & large private car park (90 spaces)**
- **Owner's accommodation & adjacent development plot**

INTRODUCTION

The Red House Hotel presents an exceptional opportunity to acquire a substantial and long-established hospitality, function and leisure complex occupying a prominent trading position in the heart of Coupar Angus. Set within east Perthshire between Dundee and Perth, and just south of Blairgowrie, the property enjoys a high-profile roadside location on the A94 at its junction with Forfar Road and the A923, with the town centre only a few minutes' walk away. The business offers genuine scale and diversity of income rarely found at this level.

Extended over the years from the original red sandstone building, the property has been thoughtfully developed to provide a wide range of trading areas under one roof, including a 124-cover bar restaurant inclusive of an attractive glazed conservatory with retractable walls, a public bar, and a flexible function suite capable of seating up to 160 guests for weddings, events and conferences. The internal configuration leaves considerable scope for an incoming operator to reconfigure or reposition the offer to suit their preferred business model.

Beyond its food and beverage operation, the Red House Hotel benefits from an enviable suite of leisure facilities, including a snooker room, squash court, pool and darts room, alongside a dedicated leisure facility, all of which broaden the property's appeal across both the local community and the visitor market. Together these multiple income streams allow an operator to drive occupancy, spend per head and trade throughout the year.

The letting accommodation provides immediate and scalable income. Arranged over ground and first floor levels, the 20 en-suite bedrooms comprise 12 family rooms, seven twin rooms and one triple, with executive rooms enjoying viewing balconies. All bedrooms benefit from free Wi-Fi, flat-screen televisions and complimentary Sky Sports coverage, providing a strong platform from which to grow average room rates and occupancy.

Spacious owner's accommodation and a substantial site add further value. The owner's quarters extend over the first and attic floors and comprise three double bedrooms (two en-suite), an office, shower room and lounge areas, while the wider plot provides parking for up to 90 vehicles. An adjacent vacant plot fronting the A94, available by separate negotiation, offers clear scope to extend the bedroom and leisure provision in due course.

Overall, the Red House Hotel represents a rare turnkey opportunity to acquire a long-established, multi-faceted hospitality business of genuine substance. Held in the same family ownership for some four decades, it is brought to the market as the current owners look to retire and pursue other interests, offering proven trading foundations and clear scope for an incoming operator to unlock further value through active management, marketing and development of the wider site.

ACCOMMODATION SUMMARY

Public Areas

- Entrance & Reception
- Bar Restaurant (124 covers) including glazed conservatory
- Public Bar
- Function Suite (up to 160)
- Male & Female WC

Letting Bedrooms

- 20 x en-suite letting bedrooms
- 12 x Family Rooms, 7 x Twin Rooms & 1 x Triple Room

Leisure Facilities

- Snooker Room
- Squash Court
- Pool / Darts Room
- Leisure Facility

Owners/Staff Accommodation

- 3 Double Bedrooms (2 en-suite)
- Office, Shower Room & Lounge Areas

Service Areas

- Commercial Kitchen
- Cellar

Outside

- Private Customer Car park x 90 Spaces
- Adjacent development plot (available by separate negotiation)
- 2 x Coach bays
- 2 x Electric Charging points (2 outlets on each)

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The premises is licenced under the Licensing (Scotland) Act 2005.

DALMORE

SERVICES

We understand the property is served by mains electricity, gas, water and drainage. Interested parties should satisfy themselves as to the services available.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

TRADE

The business trades at a NET Turnover of £1.5m producing a healthy 6 figure profit. Full trading information will be made available to seriously interested parties following a formal viewing.

TENURE

Heritable (Freehold) interest.

RATEABLE VALUE

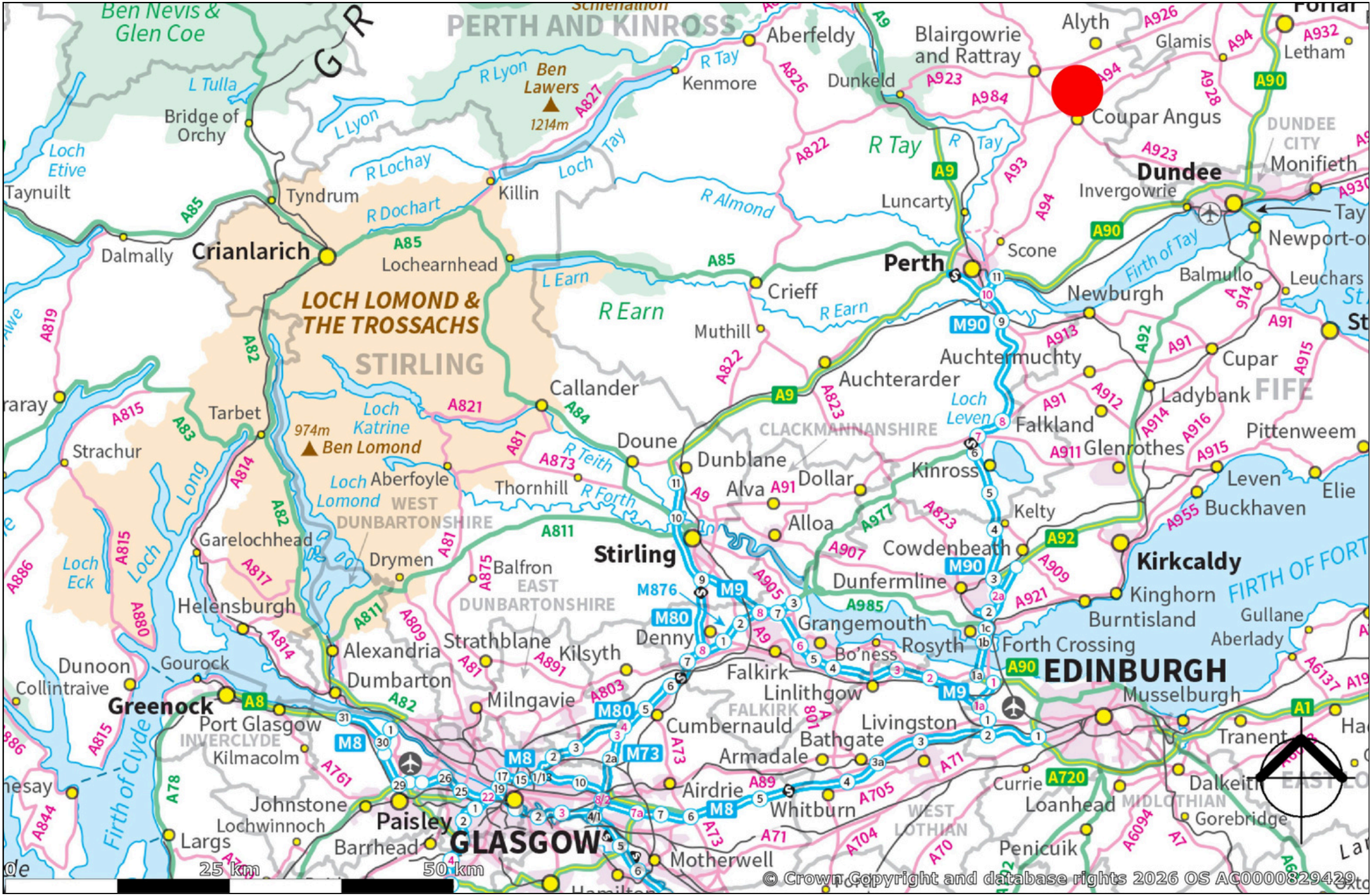
The Rateable Value, effective 1 April 2026, is £89,000.
(Source: Scottish Assessors — interested parties should make their own enquiries.)

EXCLUSIONS

Personal effects of the vendor.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.


Ben Nevis & Glen Coe
PERTH AND KINROSS
Aberfeldy
Blairgowrie and Rattray
Alyth
Glamis
Letham
Kenmore
Dunkeld
Coupar Angus
Ben Lawers
1214m
L Tulla
Bridge of Orchy
L Lyon
R Lyon
R Tay
Loch Tay
R Lochay
Loch Etive
Taynuilt
Tyndrum
Killin
R Dochart
R Almond
Luncarty
Dundee
DUNDEE CITY
Monifieth
Invergowrie
Tay
Newport-o
Dalmally
Crianlarich
Lochearnhead
L Earn
R Earn
Crieff
Perth
Scone
Firth of Tay
Balmullo
Leuchars
Newburgh
LOCH LOMOND & THE TROSSACHS
STIRLING
Muthill
Auchtermuchty
Cupar
Auchterarder
Callander
Ladybank
FIFE
Tarbet
Loch Katrine
974m
Ben Lomond
Loch Leven
Falkland
Pittenweem
Strachur
Doune
CLACKMANNANSHIRE
Dunblane
Glenrothes
Kinross
Aberfoyle
Thornhill
R Teith
R Forth
Alva
Dollar
Leven
Elie
Loch Lomond
WEST DUNBARTONSHIRE
Alloa
Kelty
Buckhaven
Garelochhead
Drymen
Stirling
Cowdenbeath
Kirkcaldy
Balfron
EAST DUNBARTONSHIRE
Dunfermline
FIRTH OF FORTH
Helensburgh
Kinghorn
Burntisland
Gullane
Grangemouth
Aberlady
Strathblane
Denny
Rosyth
Forth Crossing
Alexandria
Kilsyth
Bo'ness
EDINBURGH
Dunoon
Gourock
Falkirk
Dumbarton
Linlithgow
Musselburgh
Collintraive
Greenock
Milngavie
FALKIRK
Port Glasgow
Cumbernauld
Livingston
Tranent
INVERCLYDE
Bathgate
Kilmacolm
Armadale
Dalkeith
Airdrie
Currie
Johnstone
Whitburn
Loanhead
MIDLOTHIAN
Lochwinnoch
Paisley
WEST LOTHIAN
Gorebridge
Largs
Barrhead
GLASGOW
Motherwell
Penicuik
Firth of Clyde
25 km
50 km
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By-Ways
Wester Denhead Cottage
DENHEAD BRAE
LARGHAN VIEW
TOWNHEAD
PRINCELAND ROAD
Education Facility
SCHOOL ROAD
Meadowside Farm
BEECH HILL ROAD
BEECHHILL PLACE
MIDDLEHILLS
BOGSIDE ROAD
PW
WIMBERLEY COURT
Medical Care
BUTTERYBANK ROAD
BOGSIDE ROAD
APEDAILE WAY
COACH ROAD
DAVIDSON CRESCENT
CHURCH PLACE
CAMPBELL STREET
HILL PLACE
VICTORIA STREET
GALTON STREET
UNION STREET
COUPAR ANGUS
B948 CAUSEWAYEND
GRAMPIAN VIEW
CADDAM ROAD
LAING CRESCENT
STRATHMORE AVENUE
SIDLAW PLACE
SIDLAW GARDENS
SIDLAW CRESCENT
KING'S ROAD
PRINCES CROFT
TRADES LANE
HIGH STREET
MORAY PLACE
CANDLEHOUSE LANE
CANDLEHOUSE LANE
GEORGE STREET
BRODIE'S YARD
PW
PW
PW
PW
PRECINCT STREET
ABBEY ROAD
ABBEY GARDENS
0
250 m
500 m
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PRICE

Offers over £1,950,000 are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff. This is a confidential, off-market sale.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

GRAHAM SIBBALD

To arrange a viewing please contact:

KATIE TAIT
Associate - Hotel + Leisure
Katie.tait@g-s.co.uk
07500 423 941

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Date published: **SEPTEMBER 2026**
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