FOR SALE

Established Hospitality Business Offering Significant Potential for Growth

GRAHAM SIBBALD



Dalmore Inn & Restaurant

Perth Road, Blairgowrie, PH10 6QB

Offers Around £750,000 - Freehold

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

- **An Established Hospitality Business Offering Significant Opportunity**
- **Detached Restaurant Set Within Expansive Private Grounds**
- **Tastefully & Extensively Refurbished to a High Standard**
- **Stylish Lounge Bar and a Variety of Versatile Dining Areas**
- **Extensive Private Car Parking for Approximately 40 Vehicles**
- **Planning for 1 detached house to the front of the property**



INTRODUCTION

The Dalmore Inn occupies an attractive position set back from Perth Road, one of the principal routes into Blairgowrie, and benefits from a substantial surfaced car park to the front of the property, providing convenient customer parking. The ground floor is arranged around a welcoming central lounge incorporating a traditional bar servery. A variety of seating areas, allowing the property to accommodate everything from smaller, intimate gatherings to private functions and larger social occasions.

The property has benefited from an extensive programme of upgrading and refurbishment, presenting an appealing hospitality premises with considerable potential for an incoming owner or operator. Upstairs offers a 2 bedroom flat suitable for a manager or owner. The flat is presently used for storage.

The Dalmore Inn is situated on Perth Road, forming part of the A93, one of the main routes connecting Perth with Blairgowrie. The popular market town of Blairgowrie is located approximately 16 miles north of Perth and 12 miles east of Dunkeld, on the southern edge of the Cairngorms National Park. The surrounding area is renowned for its attractive countryside and strong appeal to visitors, walkers and outdoor enthusiasts. The locality also benefits from a number of highly regarded golf courses, providing an established leisure and tourism market throughout the year.

The Dalmore Inn is currently operated under management and represents an excellent opportunity for a new owner-operator to acquire an established hospitality business with scope for further development. The Dalmore Inn offers an exciting proposition for hospitality operators and investors seeking an established business with further potential.

THE PROPERTY

Set within an acre of land, to the front of the building a central access door leads directly to the central lounge area with traditional bar servery. Various seating areas are provided. Time framed and double-glazed windows provide views out to the private gardens surrounding the property. A new fully fitted commercial kitchen and various stores are available throughout the property. External Seating is provided around the private gardens.

Planning permission has been approved for a detached house in part of the garden. It also may be possible for a new owner to obtain planning for a further plot due to the size of the grounds.

ACCOMMODATION SUMMARY

Public Areas

- Lounge Bar
- Main Restaurant
- Customer Male & Female WC's

Service Areas

- Large Commercial Kitchen
- Storage Areas

Owners Accommodation

There is an owner's flat located on the first floor of the property

- 2 Bedrooms
- Bathroom
- Living room/Kitchen

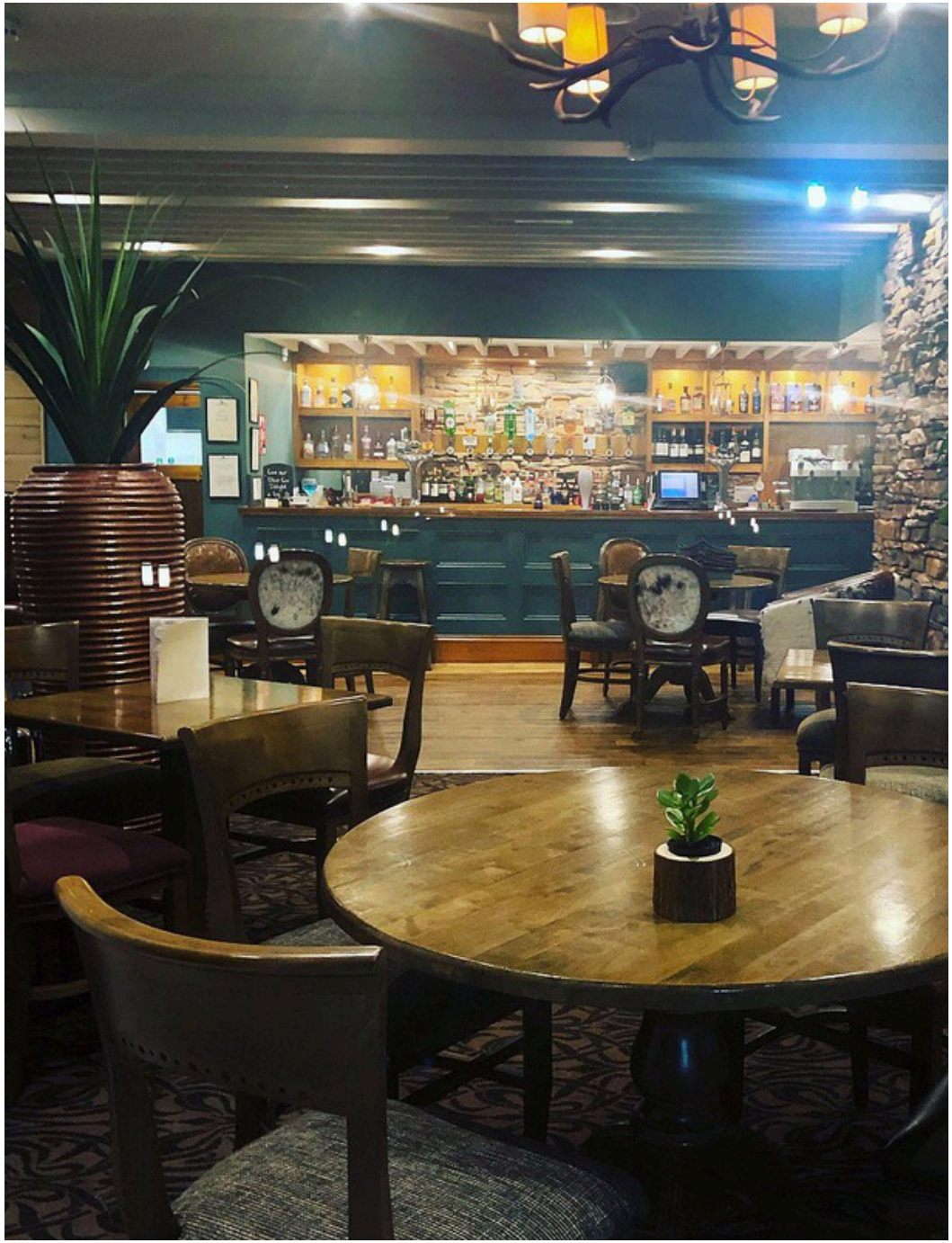
Outdoor Areas

- Large Surfaced Car Park (40) Vehicles
- Private Gardens
- External outdoor seating






THE
DALMORE
INN & RESTAURANT



TRADE
Trading accounts will be provided to genuinely interested parties upon request.

LICENCE
Premises Licence under the Licensing (Scotland) Act 2005

WEBSITES / RATINGS

https://www.dalmoreinn.com/
Trip Advisor— 4.3 Very Good

ENERGY PERFORMANCE CERTIFICATE
Dalmore Inn & Restaurant - EPC Rating - "G"

RATEABLE VALUE
Dalmore Inn - Rateable Value - £35,700 (1st April 2026)

SERVICES
TBC

TENURE
Heritable (Freehold)/Outright Ownership)

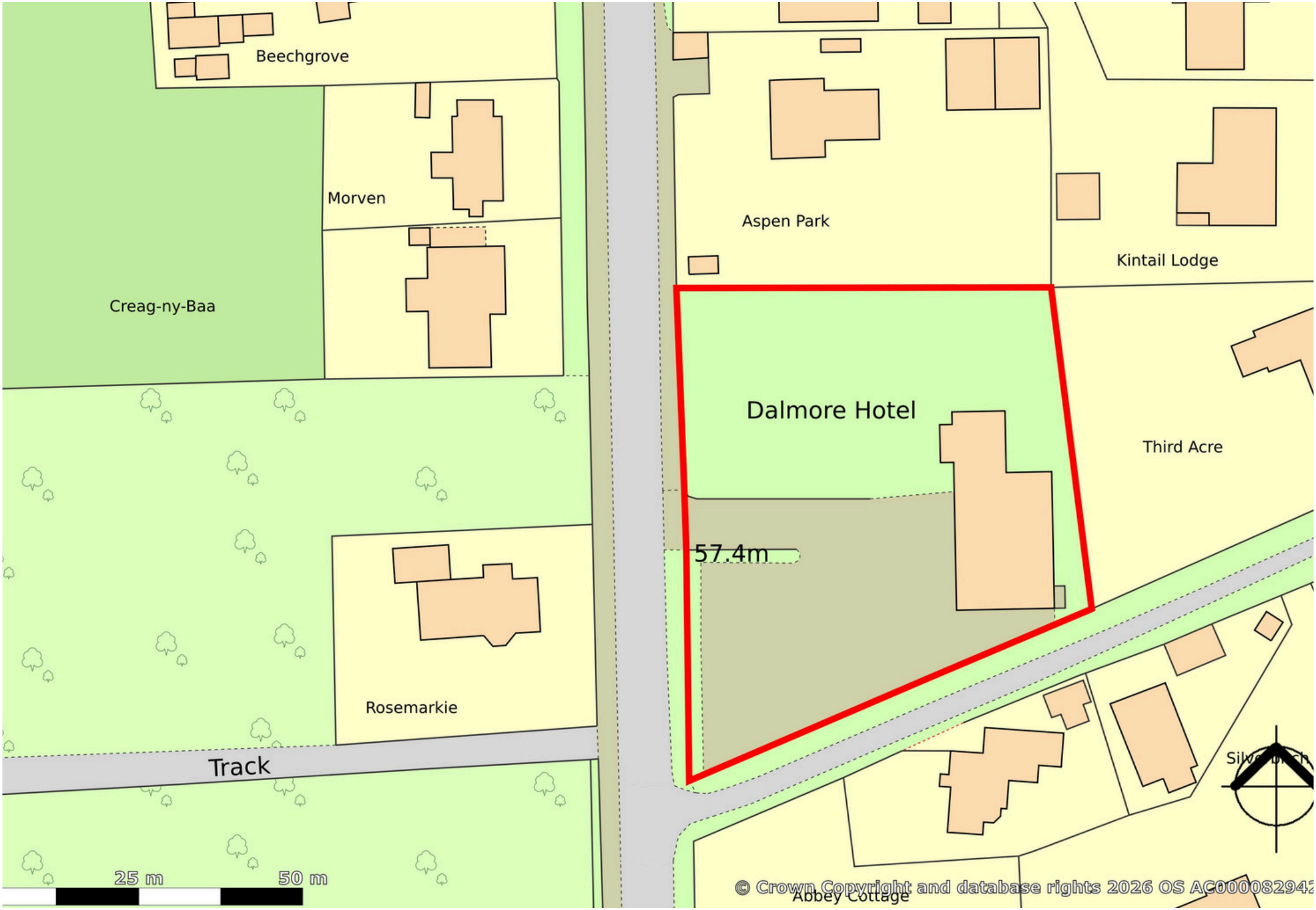
ANTI MONEY LAUNDERING REGULATIONS
Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

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.






THE
DALMORE
INN & RESTAURANT
DALMORE


Beechgrove
Morven
Creag-ny-Baa
Aspen Park
Kintail Lodge
Dalmore Hotel
Third Acre
57.4m
Rosemarkie
Track
25 m
50 m
Abbey Cottage
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PRICE

Offers in the region of £750,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

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

Graham + Sibbald,
40 Torphichen Street, Edinburgh, EH3 8JB

To arrange a viewing please contact:



MARTIN SUTHERLAND
Licensed Trade + Business Agent - Hotel + Leisure
Martin.sutherland@g-s.co.uk
07500 423 941



KATIE TAIT
Associate - Hotel + Leisure
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GRAHAM SIBBALD

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Date published: **November 2026**

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