FOR SALE

Fabulous Waterside Inn overlooking the Iconic Loch Linnhe

GRAHAM SIBBALD



The Inn at Ardgour

Ardgour, Corran, Fort William, PH33 7AA

Offers Around £550,000 - Freehold

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

- **Fabulous Waterside Inn overlooking the Iconic Loch Linnhe**
- **Prime A82 Location at Corran Ferry — Gateway to the West Highlands & Inner Hebrides**
- **11 Ensuite Letting Bedrooms with Bar, Lounge & Dining Facilities Plus Owner's Accommodation**
- **Strong, Established Trade Driven by Year-Round Tourism and Outdoor Leisure Demand**
- **Established T/O over £600,000 (net)**



INTRODUCTION

It could be argued that The Inn at Ardgour is one of those hostelries that seems to have been there forever! Whilst the current Inn dates from the early 19th century, it is on a site which has reputedly offered hospitality to travellers for over 600 years; and has earned the rare accolade of being a frequently used landmark. The Inn stands at the gateway to the wonderfully dramatic highland wilderness which is so much a character of the Morven, Ardgour and Ardnamurchan areas. This particular area of West Scotland is for many the epitome of all that is best in Highland character and scenery. Hills, dramatic glens and moody tidal lochs set the scene, and the outlook from The Inn at Ardgour, with the mountains of Ardgour as a backdrop and panoramic views of the Great Glen to the front, embraces all of these features.

The Inn is dramatically situated on the shores of Loch Linnhe, immediately adjacent to the ferry slipway at the Corran Narrows, where travellers make the 5-minute ferry crossing, between Corran and Ardgour, which connects the A82, one of Scotland's busiest tourist routes, to the Morvern Peninsula and onwards to Ardnamurchan and on to the Hebridean Islands of Mull, Iona and Skye. With Fort William and Ben Nevis to the north, Glencoe and Oban to the south and Ardnamurchan point, the most westerly headland on mainland Britain, all within easy reach, the area is highly popular with tourists. Whilst sportsmen will enjoy a wide range of activities including river, loch and sea fishing, climbing challenges of all grades, cycling and superb hill walking. All these types of clientele find The Inn at Ardgour an ideal base and are important sources of income throughout a long season.

The present owners purchased The Inn at Ardgour in 2003 and with the decision to move on, after many successful years of operating the business, it offers a superb opportunity to acquire a highly successful, effective and comfortable Inn/hotel.

THE PROPERTY

A traditional Highland Inn, on a site which has offered hospitality to travellers for at least 600 years, the present buildings date from the mid-18th century; and believed to have been, in part, formed from the old ferrymen's cottages and further developed when Stevenson was building the nearby Corran lighthouse. The property is principally constructed of stone under a slate roof with more modern additions. The accommodation is laid out on ground and first floor levels.

ACCOMMODATION SUMMARY

The main entrance at the front leads via a weather porch to entrance hallway and reception counter with office behind, the accommodation comprises, briefly, as follows:-

Public Areas

- Ardgour Bar (32)
- Snug (6)
- Main Dining Area (26)
- Breakfast Room (12)
- Residents Lounge

Letting Accommodation

11 Letting Bedrooms to sleep 31

- 4 x Double
- 3 x Twin
- 4 x Family

All Shower Rooms en-suite

Private/Staff Accommodation

- First Floor - Living Room; Bedroom; Kitchenette; Shower Room
- 3 Static Caravans Located at the Rear (sleep up to 5)

Outside

- Ample Car Parking
- Beer Garden

Service Areas

- Commercial Kitchen
- Dish Wash Area
- Dry Store
- Beer Cellar
- Laundry & Linen Store
- Staff WC
- Boiler Room
- First Floor Storage Room

DEVELOPMENT POTENTIAL

Planning consent (now lapsed) for a house & bunkhouse was granted a few years ago. It is possible that a fresh application would have a positive outcome.






EXIT
Toilets













TRADE
The Inn at Ardgour has traded successfully on a long seasonal trading period. With the Covid pandemic affect in seasons 2020 and 2021, plus the Inn was closed for a long period in 2021/2022 following fire damage, trade in these years has been severely affected.

STAFF
TUPE regulations will be applicable to all staff.

LICENCE
Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/RATINGS
www.ardgour.biz
TripAdvisor — 4 stars
Trip Advisor Hall of Fame Member
Trip Advisor Travellers Choice Award 2021

SERVICES
Mains electricity, drainage and water, LPG gas. Oil fired central heating, electric convector heaters in bedrooms.

ENERGY PERFORMANCE CERTIFICATE
The Inn at Ardgour — EPC Rating - G
The EPC is available upon request.

RATEABLE VALUE
The Inn at Ardgour - Rateable Value £43,400 (Non-Residential £39,500; Residential £3,900) (1st April 2026).

TENURE
Heritable (Freehold) / Outright Ownership

EXCLUSIONS
Personal effects of the vendors.










Kyle of Lochalsh
Plockton
Drynoch
Scalpay
The Cuillin Hills
The Cuillins
Broadford
Carn Eighe
1183m
Kintail
Glen Affric
Inversheil
Loch Mullardoch
Cannich
Drumnadrochit
Invermoriston
Loch Ness
Monadhliath Mountains
Fort Augustus
Soay
Ardvasar
Sound of Sleat
Knoydart
Loch Hourn
Loch Cluanie
Loch Cuaich
Invergarry
Kinloch
Rùm
Mallaig
Sound of Rum
Eigg
Muck
Sound of Arisaig
Morar, Moidart & Ardnamurchan
Loch Morar
Loch Nevis
Loch Arkaig
Loch Lochy
Newtonmore
Kingussie
Laggan
Dalwhinnie
Glenfinnan
Spean Bridge
Fort William
1345m
Ben Nevis/ Beinn Nibheis
Moidart
Loch Shiel
Loch Eil
Ardgour
Corran
Acharacle
Ardnamurchan
Loch Leven
Kinlochleven
Loch Treig
Loch Ericht
Loch Rannoch & Glen Lyon
Rannoch Station
Tobermory
Loch Sunart
Morvern
Sound of Mull
Loch na Keal
Salen
Lochaline
Loch Linnhe
Ben Nevis & Glen Coe
Lismore
Lynn of Lorn
Loch Etive
Taynuilt
Bridge of Orchy
Ben Lawers
1214m
Loch Tay
Ulva
Loch Tuath
Craignure
Kerrera
Oban
Dalmally
Crianlarich
Tyndrum
Killin
Lochearnhead
ISLE OF MULL
L Scridain
Lochbuie
Ross of Mull
Firth of Lorn
Kilninver
Seil
Luing
Melfort
Garvellachs
ARGYLL AND BUTE
Scarba, Lunga & The Garvellachs
Scarba
Loch Awe
Inveraray
LOCH LOMOND & THE TROSSACHS
STIRLING
Callander
Tarbet
Loch Katrine
974m
Ben Lomond
Aberfoyle
Thornhill
Strachur
Furnace
Kilmartin
Loch Long
Loch Lomond
WEST DUNBARTONSHIRE
EAST DUNBARTONSHIRE
Garelochhead
Helensburgh
Drymen
Balfron
Stirling
Scalasaig
Ardlussa
JURA
Sound of Jura
Lochgilphead
Loch Fyne
Loch Eck
Knapdale
Kyles of Bute
Alexandria
Strathblane
Kilsyth
Dumbarton
Milngavie
Dunoon
Gourock
Collintraive
Greenock
Port Glasgow
INVERCLYDE
Kilmacolm
Tighnabruaich
Port Askaig
Jura
Craighouse
Tarbert
West Loch Tarbert
Kennacraig
Rothesay
Firth of Clyde
Johnstone
Lochwinnoch
Paisley
Barrhead
GLASGOW
Largs
Claonaig
Isle of Bute
ISLAY
Bowmore
Beith
East
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2h
1h
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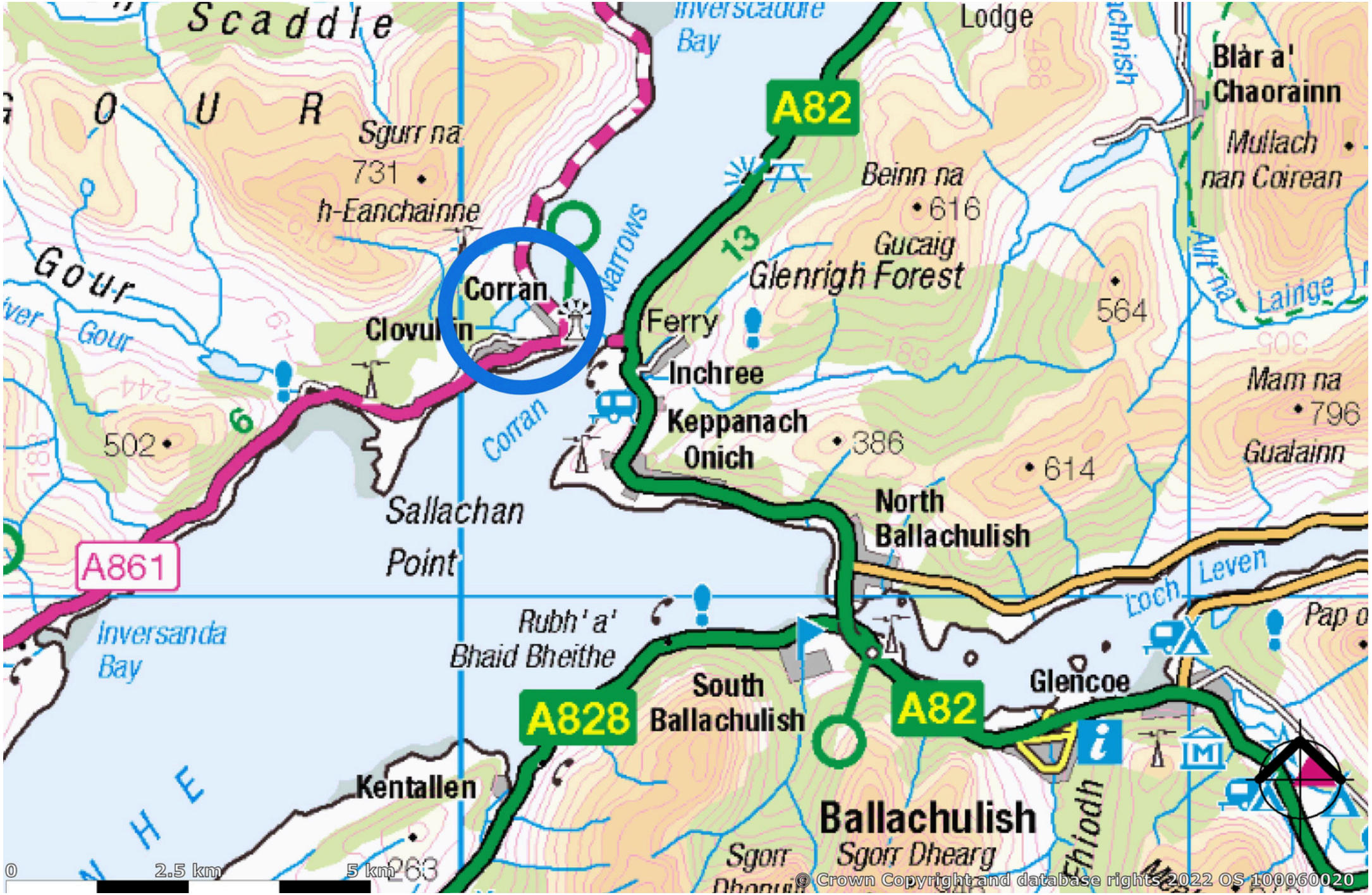
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Gucaig
Glenrigh Forest
Gour
Corran
Clovulin
Narrows
Ferry
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Mam na
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North Ballachulish
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Inversanda Bay
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South Ballachulish
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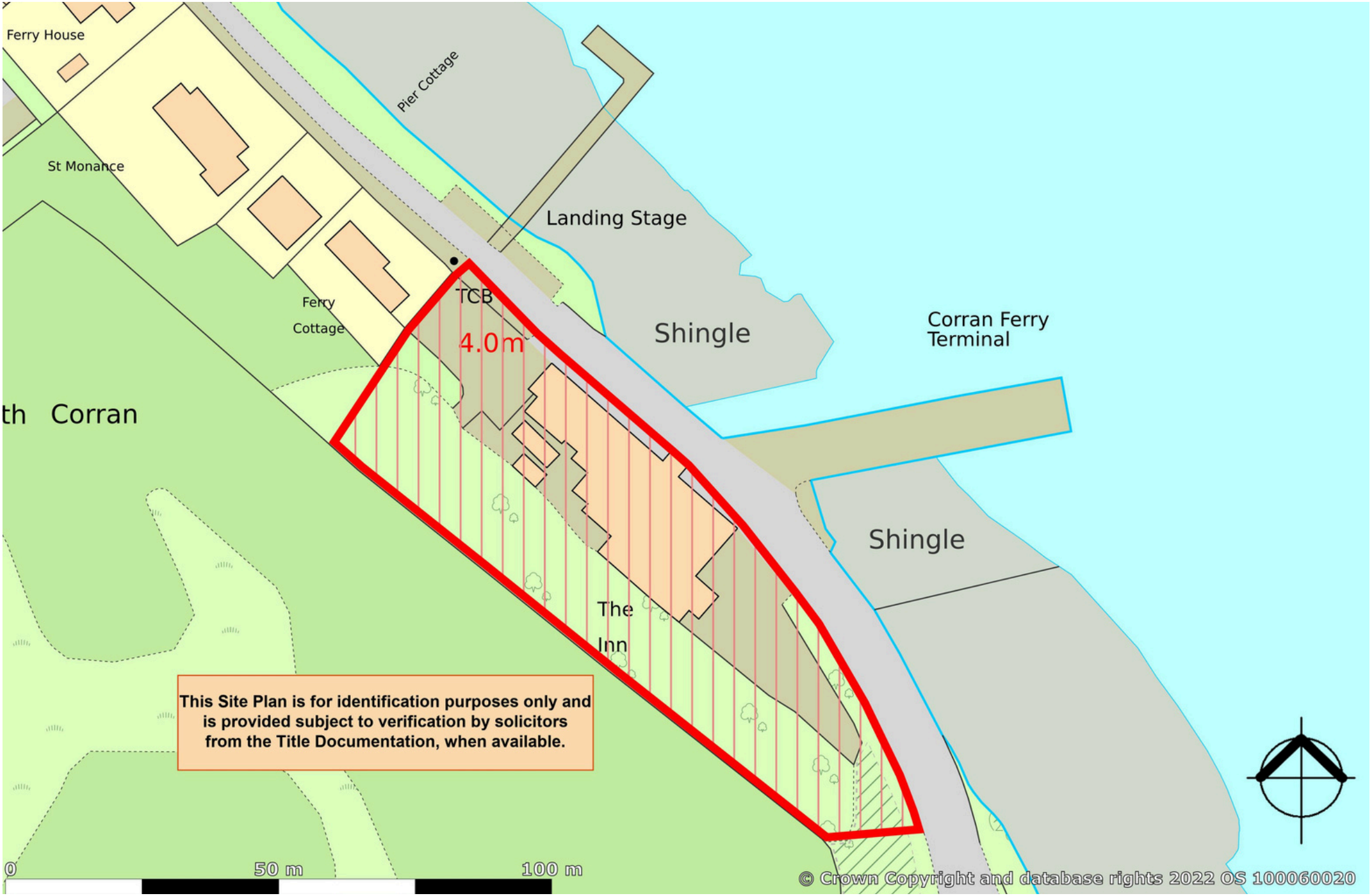
Ferry House
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Landing Stage
TCB
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Cottage
4.0m
Shingle
Corran Ferry
Terminal
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Shingle
The
Inn
This Site Plan is for identification purposes only and is provided subject to verification by solicitors from the Title Documentation, when available.
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50 m
100 m
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PRICE

Offers around £550,000 are sought for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, excluding personal items, 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. (A list of personal items excluded from the sale can be provided on request.)

LEASED EQUIPMENT

Any purchaser will require to take over the contracts on all leased equipment.

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.

VIEWING ARRANGEMENTS

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 agents at the address below:
Graham + Sibbald
40 Torphichen Street
Edinburgh, EH3 8JB

To arrange a viewing please contact:

GRAHAM SIBBALD



ALISTAIR LETHAM
Consultant - Hotel + Leisure
alistair.letham@g-s.co.uk
07836 341 710



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

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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.

