Highly Profitable Highland Inn, Restaurant, Bar and Accommodation

28 Leven Road, Kinlochleven, PH50 4RP



FOR SALE

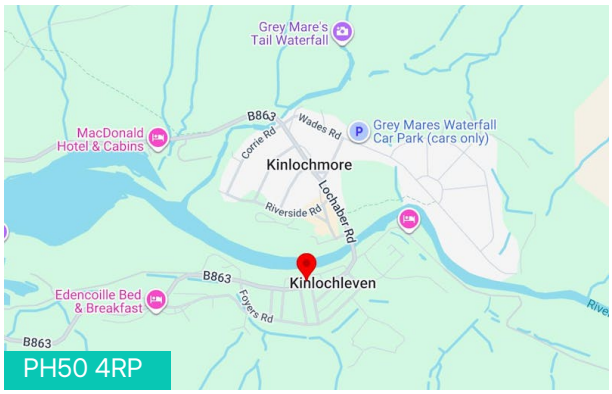
OFFERS IN EXCESS OF £795,000

Highly Profitable Highland Inn, 6 Rooms, Bar, Restaurant, Function space and Owner's Accommodation.

- Highly Profitable
- Turnover in excess of £800,000, Net Profit Margins in excess of 30%
- 6 En-Suite Letting Rooms
- 3-Bed Owner's Accommodation
- Bar, Restaurant and Function Space with Stunning Views

Summary

Price	Offers in excess of £795,000
Rateable Value	£15,000 based on Aoril 2023 valuation
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	F (85)







Description

The Highland Getaway Inn is a stunning Highland Inn dating back to the early 1900s features 6 en-suite letting rooms, 3-bedroom owners accommodation and a fantastic bar and restaurant. The recently added balcony bar boasts incredible views over the River Leven & Loch Leven. Truly idyllic and amazing opportunity to live and operate a thriving business with year-on-year growth.

Location

Kinlochleven sits at the heart of the Scottish Highlands, framed by dramatic mountains and sea lochs, and has become one of the most desirable lifestyle destinations on the West Coast. Positioned at the eastern end of Loch Leven and surrounded by world-class scenery, the village offers a rare combination of authentic Highland living and consistent year-round visitor demand.

The business benefits directly from its location on the West Highland Way (details below). This captive footfall, combined with proximity to Fort William (approx. 15 miles)—the outdoor capital of the UK and gateway to Ben Nevis—drives strong seasonal and shoulder-season trade.

In recent years, the rise of experiential travel, outdoor recreation, and scenic road trips has significantly increased visitor numbers across the region. Kinlochleven also sits within easy reach of the NC500 touring route and the wider Scottish West Coast, attracting international visitors, motorhome traffic, cyclists, climbers, and adventure tourists seeking high-quality food, drink, and accommodation in distinctive locations.

Viewings

Viewings are available upon request. Please do not approach the business or staff directly.

The Business

Genuine retirement sale. Operated since 1987 by the owner. Strong, loyal team in the bar and kitchen. Turnover in excess of £800,000 for 24/25 with strong profit margins.
The business has grown over 30% year on year consistently for the past 3 years, and YTD trade is already up when comparing to the same month of the previous year. Demonstrable profits in excess of £300,000. 81% of income from the bar/restaurant/functions, 19% from accommodation.

The West Highland Way (WHW)

It is estimated that there are 35,000-40,000 annual walkers of the West Highland Way. Kinlochleven is the final overnight stop on the West Highland Way (WHW) for most hikers before the last leg to Fort William, typically marking the end of stage 7 (from Kingshouse/Glencoe) in a standard 7-8 day itinerary. This positioning makes The Highland Getaway Inn particularly appealing to the trail's users, as it serves as a key rest point after one of the route's more demanding sections.Global and National trends have drastically increased interest in the Scottish Highlands, and these numbers are expected to increase year on year as they have done significantly over the past 4 years.

Viewing & Further Information



Mark Jackson
07412 968 007
mark@scottishbusinessagency.co.uk



Josh Hill
07927 076 496
josh@scottishbusinessagency.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/08/2026






















HIGHLAND GETAWAY
BALCONY BAR


HIGHLAND
GETAWAY




HIGHLAND
GETAWAY









