Drysdale & COMPANY

Highland Hotel For Sale

The Glen Hotel, Main Street, Newtonmore, PH20 1DD

A unique opportunity to acquire a quality small hotel with detached owners accommodation in the Scottish Highlands

Drysdale and Company, Argyll Court, Castle Business Park, Stirling, FK9 4TY

T: +44 7851317186 | **E:** info@drysdaleandcompany.co.uk| www.drysdaleandcompany.co.uk

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Executive Summary

- **Location:** Main Street, Newtonmore, forming part of the A86, an hour south of Inverness
- **Hotel Accommodation:** Dining Room, Lounge, full commercial kitchen. 8 ensuite letting bedrooms.
- **Owner's Accommodation:** Detached 2 bed cottage to the rear of the hotel
- **External:** Private car park, outdoor seating/beer garden
- **Asking Price: £595,000**
- **Opportunity:** Heritable (Freehold) sale.

Wick
Callanish
Stornoway
Ullapool
Gairloch
Fraserburgh
Elgin
Dingwall
Nairn
Peterhead
Inverness
Portree
Ellon
The Glen Hotel
Aberdeen
Castlebay
HEBRIDES
Dundee
St Andrews
M90
Stirling
M80
Greenock
Edinburgh
Glasgow
East Kilbride

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Location

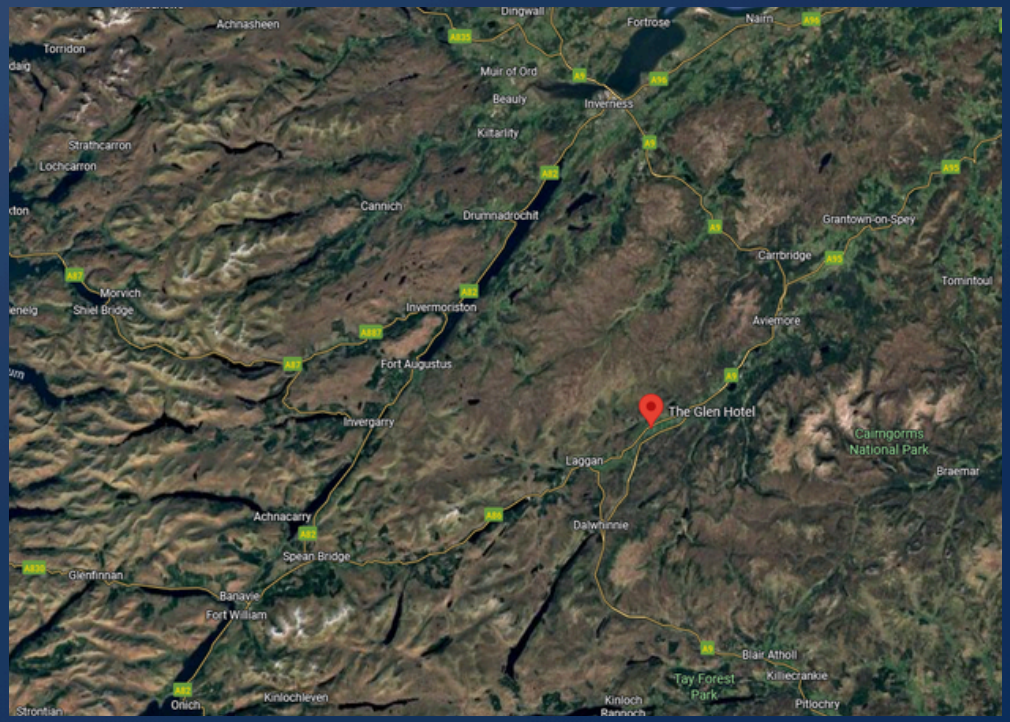
The Glen Hotel enjoys a prime position in the village of Newtonmore, nestled within the stunning Cairngorms National Park — one of Scotland's most sought-after destinations for outdoor adventure, wildlife, and Highland heritage.

Easily accessible from the A9 and served by regular rail connections to Edinburgh, Glasgow, and Inverness, Newtonmore is a favourite stop for visitors travelling the North Coast 500 or exploring the Scottish Highlands. The hotel is just a short walk from local shops, cafes, and scenic trails, including the popular Wildcat Trail that circles the village with spectacular views.

Nearby attractions include the Highland Folk Museum, Highland Wildlife Park, Ruthven Barracks, and world-class hiking, cycling, and winter sports across the Cairngorms.

Drive times:

Inverness	1 hour
Edinburgh	2.5 hours
Fort William	1 hour
Aviemore	25 mins



Property Overview

The Glen Hotel is a family run business, owned and operated by the current proprietors for over 23 years. The detached stone villa sits adjacent to a private car park off main street with access taken to a front reception area. The ground floor includes a breakfast/dining room (36 covers) which has direct access to the fully fitted commercial kitchen. The main central lounge/restaurant can cater for around 50+ covers with a traditional L shaped bar counter. A secondary lounge area to the front of the hotel can hold another 16 covers. Toilets, office, laundry and general storage areas are also provided at ground floor level.

Bedrooms

The Hotel includes 8 well appointed letting bedrooms, all situated at first floor level and each benefitting from ensuite facilities.

The rooms are well maintained and very little capital expenditure is required for an ingoing operator.

Room rates vary throughout the year and are generally offered around £125 per night on a B&B basis.

Owner's Cottage

To the rear of the hotel is a detached brick built cottage which includes a lounge, kitchen, bathroom and two bedrooms.

The Glen Hotel - Public Space

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OWNERS HOUSE

GROUND FLOOR

FIRST FLOOR

FURTHER INFORMATION

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Services:
The hotel has main supplies of water and electricity.

Tenure:
Heritable (Freehold)

The Business:
The business has been owned and operated by the current proprietors for over 23 years. The Glen Hotel is operated as a small family business with the assistance of 6 FT and 2 PT staff. Accounts available on request. Retirement sale, scope for increase in food and beverage trade and extended opening hours.

Rateable Value:
Hotel £36,000 (2023)

Asking Price:

£595,000 to include the Hotel and the associated owner's cottage

EPC:
The Glen Hotel - EPC rating G

Finance:
We are in regular contact with specialist finance brokers in the sector and would be happy to refer a purchaser to the appropriate contacts

GET IN TOUCH

Drysdale and Company
Argyll Court
Castle Business Park
Stirling
FK9 4TY

For enquiries and viewing appointments, please contact:

info@drysdaleandcompany.co.uk

01786 820 301

07851 317 186

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Drysdale & Company specialise in the hospitality property market

Looking for guidance with selling or buying in the sector?

Get in contact with Drysdale and Company today

www.drysdaleandcompany.com