ASG COMMERCIAL

Willowbank Guest House and Willowbank Bothy

High Street, Grantown-On-Spey PH26 3EN

Guide Price £570,000

(Freehold)

- Licensed guest house with short-term let permissions
- Includes modern 1-bedroom self-catering unit
- Prominent location, walking distance to town
- 8 high-quality letting rooms plus owners' accommodation
- Located in the heart of the Cairngorms National Park
- Immaculately presented, turnkey condition
- Strong lifestyle and income opportunity

Description

Willowbank Guest House is an imposing stone-built villa occupying a prominent position on the High Street of Grantown-on-Spey, within the heart of the Cairngorms National Park — a thriving year-round tourist destination. This desirable location offers strong commercial potential, making the property an attractive lifestyle and business investment.

The property comprises a licensed 8-bedroom guest house, complete with private 1-bedroom owners' accommodation and a separate 1-bedroom self-catering unit ("The Bothy") to the rear. The business is currently operated on a restricted basis to suit the owner's lifestyle and remain below the VAT threshold, offering clear potential for increased turnover.

Originally constructed in 1858, with a near-identical extension added in 1868, the property has undergone sympathetic alterations over the years — including the integration of both buildings, the addition of a charming front conservatory, and the installation of ensuite facilities — all contributing to the property's character and appeal.

Reason For Sale

The vendors have successfully operated Willowbank Guest House for many years. It is their intention to retire that brings this exciting opportunity to the market.

Trade

Due to its prominent location and distinctive appearance, Willowbank Guest House is easy to find for both pre-booked guests and passing trade. Currently operating as a successful bed and breakfast, the business generates income from eight well-appointed letting bedrooms, each with private facilities. Two additional bedrooms are presently used for storage and laundry but could potentially be repurposed to expand guest accommodation.

The current owners run the business as a lifestyle operation, intentionally limiting trade to remain below the VAT threshold. Lettings are restricted to the main tourist season, and not all rooms are available throughout this period.

The business is run without employed staff, though agency cleaners are contracted for up to four hours daily. All laundry is rented and cleaned externally. Operating policies include:

- The Bothy is let weekly, though there is scope to introduce shorter stays (3–4 nights)
- For the guesthouse, there is a 2-nights minimum stay for all days, removing this restriction closer to the date depending on demand

There is clear potential to increase revenue through extended trading periods, offering evening meals, or making fuller use of all available rooms. The business benefits from a dedicated website and presence on multiple online booking platforms.

Location

Grantown-on-Spey has a variety of facilities for residents and visitors and sits at the convergence of three major tourism "trails" dedicated to golf, castles and distilleries. It also benefits from nearby activity play areas such as Landmark and Craggan Outdoors Centre with the Highland Wildlife Park also being nearby. With its own excellent 18-hole golf course, Grantown-on-Spey is also near to the famous Boat of Garten Golf Course. The area is renowned for its salmon fishing along the River Spey and the town has a long tradition associated with the sport. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking in the summer to skiing in the height of winter. The fact that the area (Badenoch and Strathspey population is c13,500) caters to an affluent population

and enjoys a strong tourism industry means that the new owners would have access to both a local, and seasonal, customer base for their business. The town centre has a host of shops and facilities and there is primary and secondary education within the town.

Willowbank Guest House

Constructed from traditional stone under a slate roof, Willowbank Guest House is a substantial and attractive property. A modern white conservatory spans the front, enhancing its clean, welcoming appearance. The accommodation is arranged over three floors and presented in excellent decorative order throughout, reflecting a high standard of ongoing maintenance. Quality fixtures and fittings are included in the sale.
Windows are double-glazed on the ground and first floors, with single-glazed units on the top floor, all finished in white. The property is truly walk-in condition, thanks to the current owners careful and consistent upkeep.

Public Areas

Guests enter the property at ground level via a bright, welcoming porch that forms part of the conservatory. This leads into the central stairwell, with the reception area positioned to the left. From here, guests can access their rooms via either of the internal staircases, as well as a comfortable shared lounge.

The conservatory is constructed with timber-framed double-glazed units, showcasing the original stone external wall within, and features an insulated polycarbonate roof lined with plasterboard. This creates a calm and inviting space where breakfast is served, enhanced by high-quality fixtures that complement the room's relaxed ambience.

To the side of the reception is the guest lounge, a flexible area currently used for reading and board games, but which could be adapted to suit the trading style of new owners. The owners also benefit from a secure private access to their accommodation at the rear of the property.

Guest Accommodation Overview

Room 1	Comfort Double/Twin with en-suite shower
Room 2	Twin with en-suite shower
Room 3	Double with en-suite shower
Room 4	Twin with private external shower room
Room 5	Twin (currently used for storage)
Room 6	Comfort Double/Twin with en-suite shower
Room 7	Double with en-suite shower
Room 8	Double with en-suite shower
Room 9	Twin with private external shower room
Room 10	Twin (currently used as utility/laundry area)

The bedrooms all have modern fixtures and fittings and are tastefully decorated. In-room facilities include flat-screen TV, towels and toiletries.

Owners Accommodation

The owner's accommodation is a particularly attractive feature of the property, situated privately at the rear and offering both comfort and convenience. It benefits from a secure, separate entrance via the rear parking area, as well as internal access from the guest reception area on the ground floor.

The living space includes a bright and generously sized lounge, alongside a spacious and well-equipped kitchen/diner. To the rear, there is an entrance lobby incorporating a WC and utility area. On the first floor, a well-proportioned double bedroom offers ample storage and an en-suite bathroom.

This delightful and well-maintained accommodation provides a welcoming and private home, ideally suited to owner-occupiers seeking a balanced lifestyle alongside a thriving business.

The Bothy

Tucked away at the rear of the main house, The Bothy is a truly delightful and self-contained retreat, brimming with character and charm. This beautifully presented space opens into a bright and inviting open-plan lounge, kitchen, and dining area — a cosy haven where guests can unwind beside the electric stove or enjoy a quiet meal in the lovingly finished kitchen.

The interiors blend comfort and style, with thoughtful touches throughout. A well-appointed shower room sits just off the lounge, leading to a snug and peaceful double bedroom — the perfect spot to relax after a day exploring the Cairngorms.

Whether used as a charming holiday let, a guest annexe, or even a private owner's residence, The Bothy
offers versatile living with bags of personality. It's a hidden gem that perfectly complements the warmth and welcome of the wider property.

Grounds

Willowbank Guest House benefits from two pedestrian access points directly from the main road, leading through the attractive conservatory breakfast area into the front of the property. To the side, a shared vehicle access leads to the rear, where ample parking is provided.

The owners enjoy private parking adjacent to their dedicated rear entrance, offering convenience and privacy. Nearby, The Bothy is nestled between the owner's parking area and the main guest car park, which accommodates up to eight vehicles. Additional on-street parking is available directly outside the property on the High Street.

The grounds also feature a number of useful outbuildings, including a large timber workshop with an attached carport, as well as a small garden shed positioned to the side. The rear of the property is predominantly laid with gravel for ease of maintenance, with attractive shrub planting along the boundaries. A private seating area next to the main building provides a pleasant outdoor space for relaxation.

Services

The property benefits from mains electricity, water and drainage. The guest house has a oil-fired central heating and LPG is used for cooking. The bothy uses electricity for both heating and cooking. Willowbank Guest House is compliant with the fire regulations. Wi-Fi is available throughout the property and is connected to the Openreach comms network within the street.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

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Plans

Title and indicative building layout plans are available from the selling agents.

EPC Rating

Willowbank Guest House has an EPC rating of 'B and the Bothy has an EPC rating of 'G'.

Price

A Guide Price of £570,000 is invited for the Freehold interests complete with trade content (according to inventory, excludes some personal items). Stock will be transferred at cost valuation.

Directions

See map insert. What3word reference is /// collected.upholds.hence

Website

The Willowbank Guest House has its own dedicated website at www.willowbankguesthouse.com, where guests can find detailed information and make direct bookings. In addition to its website, the guest house leverages several web-based marketing platforms to enhance its online presence
and attract a wider audience. It is listed on TripAdvisor, where it holds an impressive rating of 4.5, and on Booking.com, where it has earned a score of 8.9. These high ratings reflect the consistently positive experiences of guests and the quality of service provided at Willowbank.

Title Number

Willowbank Guest House has a title number of MOR13332.

Rateable Value / Council Tax

The owner accommodation is council tax band A. The business rates for Willowbank Guest House are based on a rateable value of £14,400 with reference 07/01/390651/0, while The Bothy at Willowbank has a rateable value of £2,200 with reference 07/01/390650/3.

Finance & Legal Services

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

Viewing

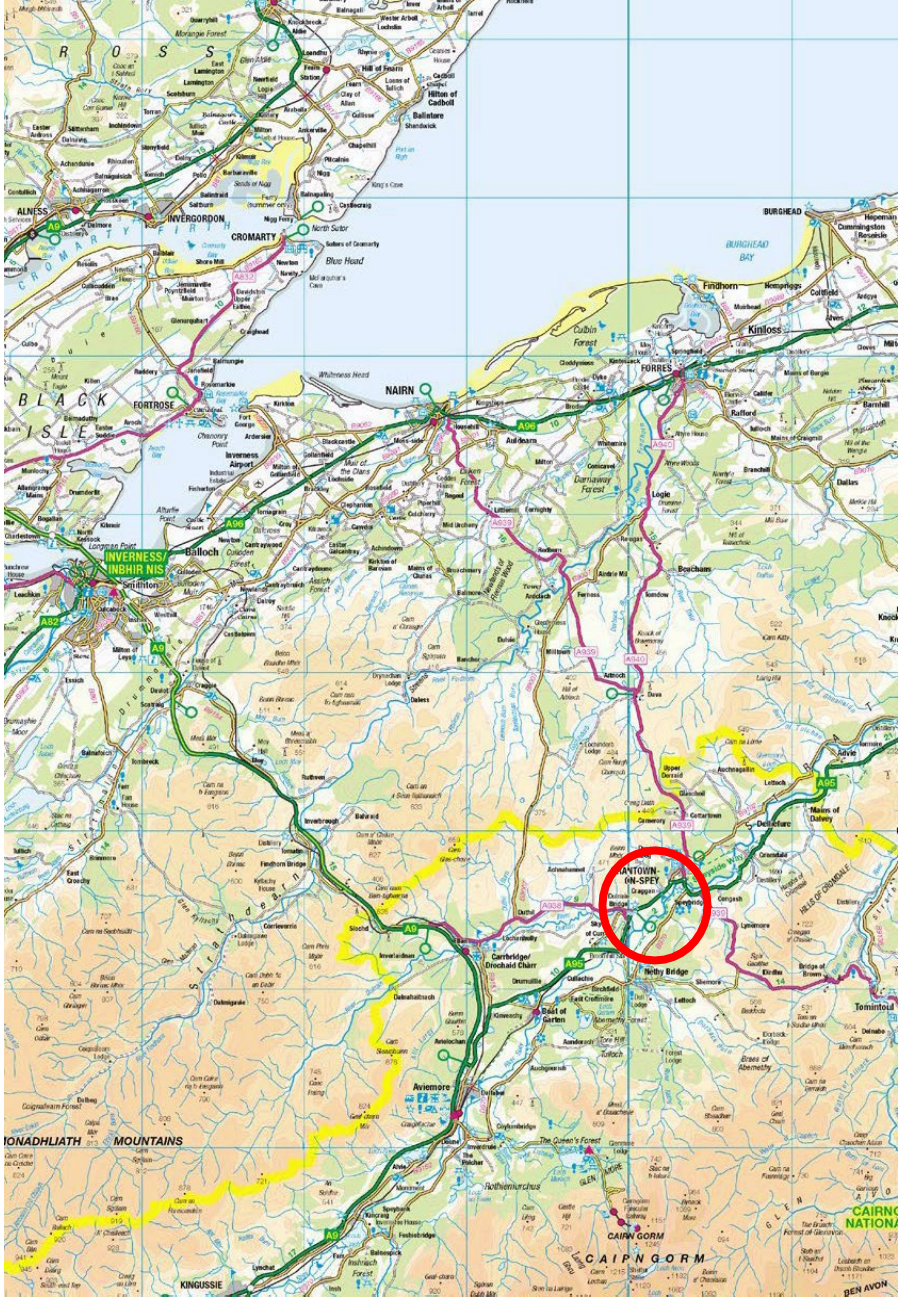
All appointments to view must be made through the vendors selling agents:

ASGCommercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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