

Offers Over
£495,000
(Freehold)

Rockvilla Hotel,
Main Street, Lochcarron, Strathcarron, IV54 8YB

asg commercial

Delightful hotel with stunning sea views

Prime trading location on NC500

Set on the picturesque shores of Loch Carron

4 beautifully presented letting rooms

Spacious lounge bar and restaurant



Profitable lifestyle business

Recently renovated

Walk in condition

Attractive 3 bed spacious private owners / staff flat





DESCRIPTION

Rockvilla Hotel is a delightful family run boutique hotel with an excellent reputation. This beautifully appointed hotel has catered for tourists and visitors from all over the world who are attracted by the stunning unspoilt beaches, rocky coves and dramatic scenery common in the local area.

The business is located in the charming village of Lochcarron, ideally positioned in a prominent trading location on the renowned North Coast 500 tourist route on the A896.

The property has been developed over the years and trades as a successful and profitable business. The main hotel building has three storeys with a 2-storey extension to the front and rear of the property. The present owner has undertaken a diligent maintenance programme resulting in the property being presented in excellent condition. Viewing is highly recommended.

The entrance of the hotel leads into a welcoming reception area. From here, there is access to a stylish, yet cosy ground floor lounge bar on the right and beautifully finished restaurant on the left. The first-floor bedrooms are accessed via a staircase on the right had side of the entrance hall.

To the rear, lies an independent flat which could be used as either spacious owners' accommodation or staff accommodation.

REASON FOR SALE

The current owners have owned the business since 2019. They are now ready to move on to a new challenge which has led to this extremely attractive hotel to the market.

LOCATION

The West Coast of Scotland is known for its mild climate and the unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle. The surrounds of Lochcarron and nearby countryside offer stunning coastlines with sheltered sandy beaches and island views, plus spectacular countryside and rugged mountains. These features are a major draw to visitors, making the area highly popular with those seeking a relaxing holiday in the Scottish Highlands. The area also offers some of the finest field sports in Scotland, particularly for trout and salmon fishing and deer stalking. The coast is famous for its sailing, while inland, mountains and moorlands offer spectacular scenery, hill walking and climbing.




BAR





This property is located within the popular West coast village of Lochcarron with a prominent shore-front location. Lochcarron is reputed to be the longest village in Scotland and stretches out for a distance of 2 miles or more along the north shore of Loch Carron. Businesses in the region have in recent times benefitted from the North Coast 500 tourist route which is drawing in new visitors to the area. Local amenities include a garage with fuel, grocery store with post office, medical centre, hotels and library. The idyllic setting of this popular coastal village is also a popular location to set up home with its small and vibrant community; its population sits at around 900. There is a local primary school and secondary schooling is available in Plockton about 18 miles away with a free bus service for children to and from school. The town also benefits from a train station and bus service with connections to Inverness. Lochcarron is an excellent base from which to explore the beautiful west coast, including the Isle of Skye.









THE PROPERTY

The original part of the property was built around 100 years ago, this has been sensitively extended to the front and to the rear, delivering the business in its current physical form. The original construction is stone wall with a slate roof and, the extensions have a rough rendered white finish with a slate roof. The kitchen to the rear, sheltered from the weather has a flat roof. The ground floor is dedicated to the bar and restaurant functions of the business, with the letting rooms occupying the 1st floor. All of these areas have been well maintained and are fresh and inviting with a modern twist. Both the lounge bar and restaurant have exquisite views out from the front windows to Loch Carron.

LOUNGE BAR

The lounge bar currently has 16 covers and 5 bar stools. The original external walls have been stripped back to reveal the original stone, creating a superb feature. To the rear of the room there is a well-stocked bar.

RESTAURANT / BREAKFAST ROOM

The restaurant is currently configured to seat 16 covers. There is a dedicated bar for this area, which the new owners may consider replacing with table and chairs to increase the restaurant capacity. To the rear left corner are the customer toilets which are shared between both customer areas.

LETTING ROOMS

There are 4 spacious and very well-presented letting bedrooms. All rooms have tea and coffee making facilities, hairdryer, colour television and Wi-Fi. The bedrooms are located on the first floor. All rooms have been finished to an extremely high standard and benefit from ongoing maintenance

Rooms are configured as follows:

Room 1	King sized bed, with 2 single bed and shower ensuite.
Room 2	Twin bed with dedicated shower room.
Room 3	Double bed with 1 single bed and shower ensuite.
Room 4	King sized bed with shower ensuite.










Rockvilla Hotel
PRIVATE PARKING









TRADE

Rockvilla Hotel operates throughout the year. It benefits from both commercial and local trade during the Winter season, with a high level of returning visitors throughout the Summer. A significant level of bookings are received through OTAs.

The restaurant currently trades Monday to Friday. Food is served between 6:00pm – 8.30pm. The bar currently trades 5.00pm – 10.30pm. There is an opportunity to extend the current trading hours and offer a lunch-time service. Rockvilla Hotel currently markets itself through its own website, social media and online travel agency websites such as Booking.com.

OWNER'S ACCOMMODATION

The owner's accommodation is a 3 bed flat located on the 1st and 2nd floor to the rear of the hotel through an internal secure door. The accommodation is spacious, allowing the owner privacy and space to enjoy life away from the hotel whilst remaining onsite. The accommodation comprises a dining / living space, a fully fitted kitchen with breakfast bar, 3 double bedroom, a shower room and attic storage. The space has a direct separate access to the flat, avoiding the hotel.

SERVICE AREAS

The hotel benefits from a well fitted commercial kitchen which is fully equipped including electric hob and separate oven. Ample work surfaces are in place throughout, together with a walk-in larder, several fridges, freezers and storage cupboards.

The hotel laundry is carried out onsite with a dedicated store to the rear of the property. Throughout the building there is a good level of distributed storage for linen, cleaning materials and equipment.

The second floor comprise a further 2 rooms. These are currently being utilised as staff accommodation and for storage.

GROUNDS

The hotel has an area of ground across the road where food and drink can be served. This area is laid out with 4 large picnic table and 2 timber picnic tables, catering for around 30 covers. This area extends the full width of the hotel frontage and is around 5m deep. From the southern edge of this area is a linear strip of dedicated guest car parking with space for approximately 12 cars. The whole area is finished in asphalt.



Owner's Accommodation




RRP £2.79
Whirlpool

SERVICES

The business benefits from mains electricity, water and drainage. Heating and domestic hot water are produced by electric panel and immersion heaters. Electricity is used for cooking in the kitchen. The building has a fully compliant fire alarm system, an emergency lighting system and fire extinguishers. There is free Wi-Fi for guests.

ACCOUNTS

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

LICENCE

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is HC/CSR/0696.

EPC RATING

This property has an Energy Performance Rating of 'E'.

TITLE NUMBER

The title number for the Rockvilla Hotel is ROS2262.

RATES / COUNCIL TAX

The hotel has a rateable value £10,000 as at April 2026, property refence number 03/04/034500/7 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

WEBSITE AND WEB PRESENCE

The business has a website; https://www.therockvillalochcarron.com which is PCI DSS protected. The hotel has an excellent reputation with a rating of 5 on TripAdvisor, 4.7 on Google and 4.8 on Facebook.

PLANS

Outline floor plans are available upon request from ASG Commercial Limited.





Second Floor Staff Accommodation

PRICE

Offers Over £495,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. The house next door, Lauder Villa, may be available under separate negotiation.

FINANCE & LEGAL SERVICES

ASG Commercial Limited 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 team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is ///overjoyed.poets.fade

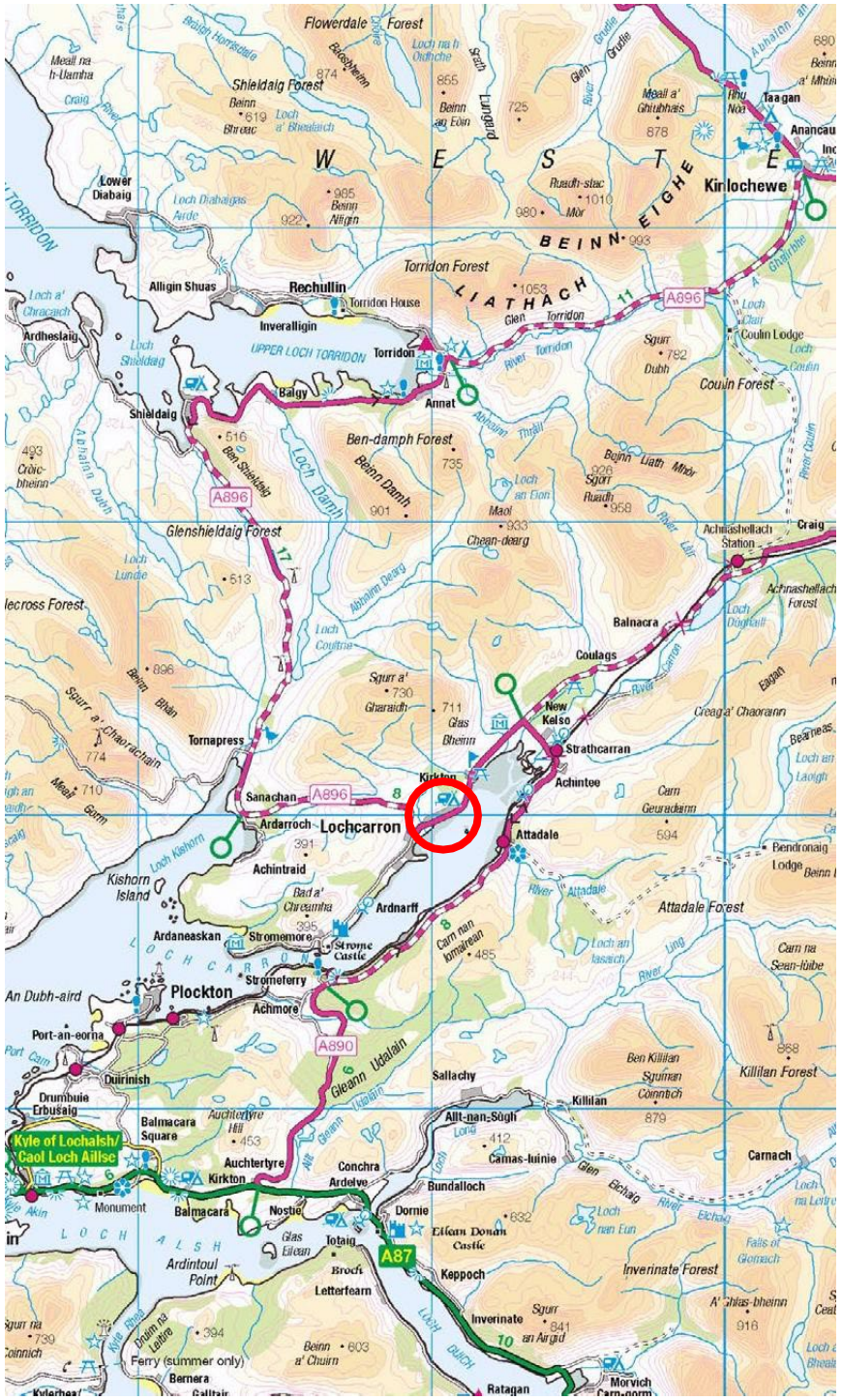
VIEWING

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

ASG Commercial Limited, 1 Cromwell Road, Inverness, IV1 1SX
Tel: 01463 714757 (5 Lines)
admin@asgcommercial.co.uk
www.asgcommercial.co.uk

OFFERS

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



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