

ASG COMMERCIAL

The Strathcarron Hotel

Railway Terrace, Strathcarron, Ross Shire, IV54 8YR

Guide Price £695,000 (Freehold)

(Leasehold and Lease to Buy options will be considered)


ENTRANCE
THE
STRATHCARRON
HOTEL
BOTHY



- Characterful, well-established Highland hotel
- Prime A890 roadside location with strong passing trade
- Budget-friendly offering driving consistently high
- Proven, profitable seasonal business model
- 10 en-suite letting rooms plus owner's accommodation & staff room
- Popular bar, café & restaurant with strong local
- Excellent facilities: games room, beer garden, ample parking & free Wi-Fi
- Campervan & motorhome-friendly with dedicated on-site services
- Additional income from private functions & events
- Glamping dome accommodation for diversified revenue
- Community hub with Post Office services & public defibrillator
- Flexible options: Freehold, Lease or Lease-to-Buy

Description

The Strathcarron Hotel is a substantial and characterful Victorian property, built in 1870 to serve the Highland railway between Inverness and Kyle of Lochalsh. Today, it operates as a well-established, budget-friendly business, combining traditional charm with modern amenities.

Ideally located on the A890 and adjacent to Strathcarron railway station, the hotel occupies a prime position on a key tourist route to the Isle of Skye and the North West Highlands. It benefits from strong passing trade, particularly from visitors travelling the North Coast 500 and Skye routes. The surrounding area offers spectacular scenery, with dramatic mountain views and Loch Carron attracting visitors year-round.

The hotel features 10 en-suite guest rooms, complemented by a welcoming bar, lounge, and café-restaurant serving a selection of local and international dishes, along with craft ales, wines, and spirits. Additional on-site amenities include a games room, beer garden, free Wi-Fi, ample parking, and 24-hour access.

The property is particularly well suited to campervan and motorhome travellers, offering a paddock with dedicated facilities, as well as separate shower and toilet amenities within the hotel.

Further enhancing its appeal, there is an informal arrangement for a Post Office service to operate from reception for two hours per week, reinforcing the hotel's role as a valued community hub.

Overall, this is a rare opportunity to acquire a well-located, established Highland hotel with strong seasonal trade and clear potential for future growth.







Trade

The Strathcarron Hotel operates a well-established café, bar, and restaurant with a strong reputation, reflected in its Tripadvisor rating of 4.2 ("Good"). The catering offering focuses on freshly prepared dishes using locally sourced ingredients, combining traditional Scottish favourites with a selection of international cuisine. Guests can also enjoy a range of local craft ales, wines, and spirits, enhancing the overall dining experience.

Positioned as a welcoming and budget-friendly destination, the hotel consistently attracts a high level of occupancy, appealing to a broad mix of travellers seeking quality accommodation at accessible price points.

The business currently trades approximately 5.5 days per week over a 7.5-month season, operating an efficient and profitable model with clear potential to extend opening hours and increase year-round revenue.

Facilities are designed to cater to a diverse customer base, including residents, tourists, walkers, cyclists, and touring visitors. Campervans and motorhomes are welcomed, with breakfast available to both residents and non-resident guests. Food service operates daily from 10:00am–2:00pm and 6:00pm–8:00pm, while the bar is open from 10:00am–10:00pm.

On-site amenities include free Wi-Fi, a games area with pool and darts, board games, a beer garden, and ample free parking. The property benefits from direct access to the scenic North Highland railway line and is ideally positioned for exploring nearby destinations such as Applecross, Torridon, and the Isle of Skye. A nearby petrol station and convenience store further enhance convenience for visitors.

The hotel also presents strong additional income potential through private functions, including birthdays, meetings, and events, providing further scope for business growth.

In addition, there is an agreed proposal (subject to final contract) with Tesla, Inc. for the installation of three Superchargers on-site, in exchange for a 10-year lease of the required area. All installation and associated costs will be fully funded by Tesla. This development is expected to significantly increase footfall, while enhancing the hotel's visibility and overall trading performance.



Reason For Sale

After refurbishing and developing the business since 2018, the owners are now looking to pass it on to a new custodian in order to pursue a new venture.

Location

Strathcarron is a small, scenic Highland village situated in one of Scotland's most dramatic and unspoilt landscapes, set between steep mountain ranges and overlooking Loch Carron. Positioned on the A890 and directly served by Strathcarron railway station on the iconic Kyle of Lochalsh line, it offers excellent transport links despite its rural setting.

The location sits at a key junction for tourism, acting as a gateway between Inverness, the Isle of Skye, Applecross, Torridon, and the wider North West Highlands. It is also well placed to benefit from visitors travelling the North Coast 500 route, many of whom pass through or extend their journey towards Skye and Fort William.

This area enjoys strong and consistent tourist demand, particularly between Easter and October, attracting walkers, cyclists, rail travellers, and international visitors seeking Highland scenery and outdoor experiences.

Despite its peaceful and remote feel, Strathcarron provides essential local amenities nearby, including fuel and convenience services, making it a practical and popular stopping point.



The Property

The Strathcarron Hotel occupies a substantial footprint within grounds extending to approximately half an acre. The main building is of traditional stone construction beneath a pitched slate roof.

Over time, the property has been extended to enhance its facilities, including the addition of a dedicated bar area and a fully equipped commercial kitchen.

The décor throughout is of a good standard, and the hotel is presented in walk-in condition, requiring no immediate capital expenditure.

Service Areas

Reception

The reception features a clean, Scottish-inspired design, with tartan carpeting and panelled walls adding warmth and character. A centrally positioned reception desk provides a clear focal point, while soft seating nearby offers a comfortable area for guests to relax. The layout is open and easy to navigate, with direct access to the main lobby and games room,
as well as a door leading to the staircase to the first floor.

An informal arrangement also allows a Post Office service to operate from reception for two hours each week, further highlighting the hotel's role as an important community hub.

Bothy Bar with Games Room

The Bothy Bar and games room at the Strathcarron Hotel is a spacious and versatile area, designed with a relaxed Scottish character. A full-size pool table takes centre stage, complemented by a range of seating options to accommodate different group sizes.

The space offers a lively, sports-inspired atmosphere while retaining a comfortable and informal feel. Additional entertainment facilities include darts, table football, and a selection of board games, making it an attractive social hub for guests.


Thistle
THE STRATH BAR
NO SCOTLAND
NO PARTY
STAFF ONLY
PLEASE DO NOT LICK THE WALLS

Thistle Café & Diner

The Thistle café & diner at the Strathcarron Hotel is styled with a traditional Scottish theme, featuring a flexible and sociable layout with ample tables and chairs. A well-stocked bar with tap beers forms a central focal point, highlighted by a beautifully crafted elm counter made by a skilled carpenter.

A comfortable soft seating area, including a corner couch, provides a more relaxed setting, while a keyboard and other instruments encourage guests to play and unwind. A TV further enhances the lively and informal atmosphere.

This versatile space also serves as a dining area, with meals regularly served here.

The Strath Bar

The Strath Bar is intimate and comfortable, featuring brick walls and a fire that create a warm, cosy atmosphere.
A selection
of beers and ciders on tap adds to its appeal, while external access offers convenience and flexibility. The space includes freestanding tables and high stools, making it ideal for relaxed, informal socialising.

Commercial Kitchen

The commercial kitchen is large and well appointed, fitted with all expected appliances to support efficient service. It features a large range with canopy and LPG cooking, providing a practical and professional setup. A walk-in fridge with shelving offers ample chilled storage, alongside a separate freezer store with freestanding shelving for additional capacity.







Campers Facilities

The camper facilities include dedicated showers and toilets to support motorhome guests, providing convenient and comfortable amenities during their stay.

Ancillary Areas

In addition, the hotel offers well-maintained Ladies and Gents toilets for general use.

Supporting service areas include a utility store, beer store, spirit store, and boiler room, ensuring efficient behind-the-scenes operations throughout the property.

Letting Suites

The first floor has 10 letting bedrooms. All letting bedrooms are spacious with en-suite facilities and are decorated to a good standard.

All guest rooms at the Strathcarron Hotel are equipped with full hospitality trays and hairdryers, and are configured as follow:

Room 1	Double with en-suite shower room with Loch view
Room 2	Single with en-suite shower room
Room 3	Double with en-suite shower room
Room 4	Twin with en-suite shower room
Room 5	Single with en-suite shower room
Room 6	Double with en-suite bathroom
Room 7	Double with en-suite shower room and loch views
Room 8	Double with en-suite shower room and loch views
Room 9	Superior double with en-suite bathroom / shower over and loch views
Room 10	Twin with en-suite shower room





Owner's Accommodation

Located within Room 11 on the first floor, the owner's accommodation currently comprises a suite of two rooms with an en-suite shower room. The space benefits from its own private external access, providing a comfortable and self-contained living arrangement within the hotel.

Staff Accommodation

A Ground floor en-suite staff accommodation is provided on site.

Grounds

The property extends to approximately half an acre and is prominently positioned adjacent to the main road, offering excellent visibility and access. There is ample on-site parking for cars and motorbikes, with additional land in a paddock opposite the hotel providing space for motorhomes and campervans, with a small nightly charge applicable for stays. The grounds also include a secure, fenced bin storage area,
a covered bike store and an attractive external seating area outside The Thistle Café & Diner.

A publicly accessible defibrillator is also installed on site.

Glamping Dome

The ground benefit from a contemporary glamping dome positioned on a decked area with privacy screening, offering a unique and quirky accommodation option.

The structure features a hexagonal panel design with mirrored exterior sections, and a comfortable interior comprising a double bed and seating area.

Curtains are fitted to provide privacy when required, creating an attractive and flexible additional income opportunity within the site.

Development Opportunities

The business offers a range of clear growth options, including extending opening hours to increase trade, introducing InPost/Amazon parcel lockers to generate additional passive income and footfall, and developing commercial use through a Kishorn-based meeting hub.

Further opportunities include the expansion of adventure tourism packages such as hen and stag weekends, as well as targeting school and university group bookings, all of which would help
drive year-round occupancy and diversify revenue streams.

Services

Mains water, electricity and mains sewage are connected, with heating and hot water provided via an oil-fired boiler system. LPG is used for cooking, and the property benefits from Wi-Fi connectivity. The site is also scheduled to accommodate Tesla Superchargers (subject to agreement), further

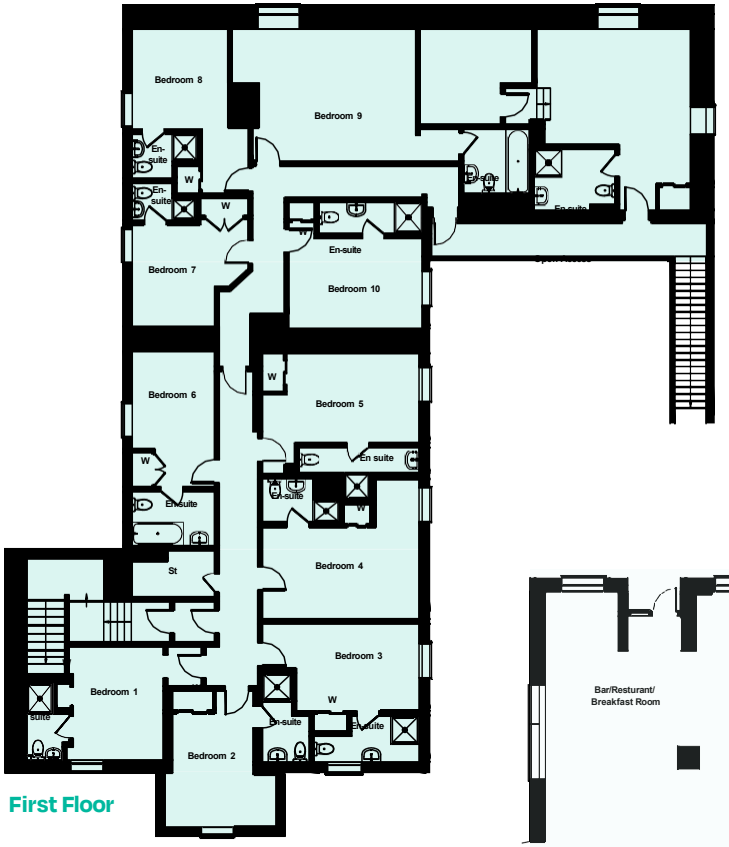
enhancing its infrastructure and visitor appeal.

Accounts

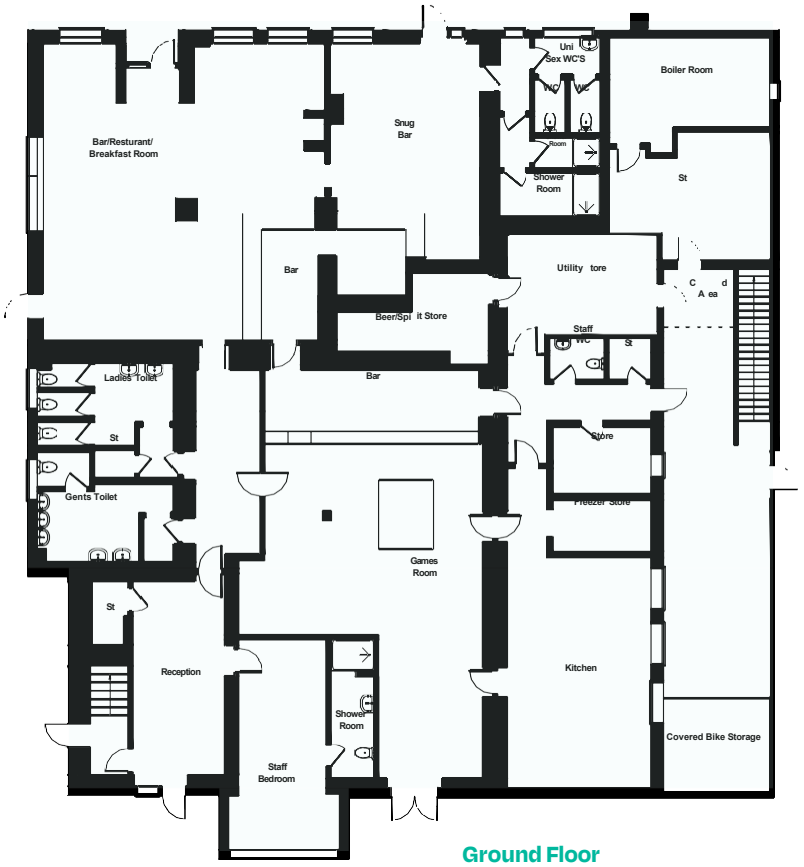
Full accounting information will be made available to interested parties subsequent to viewing.

Licence

The business operates under a premises licence issued in accordance with the Licensing (Scotland) Act 2005 (Licence No. HC/CSR/1197), with a copy of the operating plan available to interested parties,
and permits the sale of alcohol for consumption on and off the premises alongside the provision of accommodation, restaurant and bar services, conferencing, and a wide range of functions including weddings, funerals, birthdays and other private events, as well as live and recorded music, dance facilities, televised sports, and outdoor drinking areas.



First Floor



Ground Floor




STRATHCARRON
Thistle
CAFE & DINER
THE STRATH
BAR
Bike
TEA
COFFEE
GOOD
FOOD
WIFI
CAMPER
VANS
WELCOME

EPC Rating

The EPC rating for the hotel G (120).

Title Number

The title number for the hotel is ROS4477.

Rates / Council Tax

The hotel has a rateable value £20,000 as of April 2026, property reference number 03/04/026500/8. The business benefits from some discount under the Small Business Bonus Scheme.

Website

The hotel has a designated website at https://strathcarronhotel.com/ and a lively Facebook page with 2.4K Followers https://www.facebook.com/strathcarronhotel/

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £695,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Leasehold and Lease to Buy options will be considered, further details are available on request.

Finance & Legal Services

ASG Commercial Ltd 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 wide network of legal experts able to assist with all related legal matters.

Directions

See location map. What3words reference is ///crossings.expert.punchy

Viewing

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

ASG Commercial 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, should one be set.



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