



TORMAUKIN INN, GLENDEVON, BY DOLLAR, FK14 7JY
GUIDE PRICE— £450,000 Freehold

TORMAUKIN INN, GLENDEVON, BY DOLLAR, FK14 7JY

- ♦ Well known landmark Country Inn
- ♦ Located close to Dollar and Gleneagles
- ♦ Easy access for M90 motorway and central Scotland
- ♦ 13 ensuite letting bedrooms
- ♦ Variety of impressive public dining areas (100+ covers)
- ♦ Separate owners accommodation
- ♦ Vendor Purchase Finance available
- ♦ Ideal for a hands on operators

SITUATION

The Tormaukin Inn is generally regarded as one of the most well known Country Inns in Scotland. Located on the A823, a popular cross country tourist route leading from Stirling and Dollar in the south through “the secret glen” at Glendevon before emerging at the world famous Gleneagles Hotel.

The hamlet of Glendevon offers a peaceful and tranquil location yet retaining closeness to both the M90 & M9 motorway networks leading to and from Edinburgh and Perth and Perth and Glasgow respectively. Edinburgh Airport, Edinburgh city centre as well as Stirling, Dundee and Perth can all be accessed within an hours drive.

The surrounding area is also rich in terms of outdoor sports including world class golf at nearby Gleneagles as well as being less than an hours drive from the home of golf at St. Andrews. In terms of shooting, fishing and walking the area has numerous delights as well as being close to many areas of historical interest including Scone Palace, the Wallace Monument and Stirling Castle as well as being an ideal base for touring Highlands, Perthshire and beyond.

THE PROPERTY

Originally a Drovers Inn, the property is a substantial and expanded stone built property lying under a pitched and slated roof with a variety of extensions to the side and rear.

There are several entrances into the property including a main customer entrance at the front leading into a reception hallway as well as an additional side entrance leading from the car park into the main restaurant and bar area.

PUBLIC AREAS

Formerly an 18th century Drovers Inn, the property and business offers a pleasant mix of historic with contemporary in terms of internal fit out.

The public areas are very traditionally styled yet offer a very contemporary twist. Main public areas briefly comprise:-

- Well presented reception area off of which all public areas can be accessed.;
- Cosy and traditional lounge bar;
- Breakfast room; and
- Restaurant with conservatory .

Over these extensive public areas, the total cover capacity is circa. 100 covers.

LETTING BEDROOMS

There are a total of 13 ensuite letting bedrooms, all of which are individually furnished with a modern feel whilst retaining many of the original features of the historic Drovers Inn. Each of the bedrooms has ensuite facilities with bar and/or shower.

The letting bedrooms are contained within the main hotel, the stable block as well as two chalet rooms. The current breakdown of rooms offers 10 Double sized rooms and 3 family rooms

OWNERS ACCOMMODATION

Our clients currently run the business under management and do not reside in the business. However, there is a facility for owners accommodation in an a chalet at rear of the hotel with two ensuite bedrooms, living room and small kitchen.

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SERVICE AREAS

Since taking over the business our clients have spent extensively on the modernisation of the back of house, in particular the kitchen facilities. New purchasers will find a full functioning and exceptionally well presented professional catering kitchen which has recently been upgraded and future proofed to an exacting standard.

Other service areas include beer cellar, associated stores and traditional back of house hotel areas.

EXTERIOR

The business enjoys a west facing outside terrace which is particularly enjoyable in the pleasant summer months. In addition, there is also an extensive car park to the side and rear of the business.

SERVICES

We are advised that all mains services are connected.

RATES

According to the Scottish Assessors website the rateable value is £38,600.

THE BUSINESS

Currently the business is run fully under management by our clients. Our clients are multi-sited hotel owners and operate the Tormaukin Inn in conjunction with another hotel business in the south-west of Scotland. As a consequence, and as part of a strategic review, our clients have decided to offer for sale this well established Country Inn.

At present the business is run by a hotel manager with the assistance of a head chef and a kitchen brigade of 4. Staff levels fluctuate during the seasons with high season peaking at a full staff complement over 20 employed full and part-time. It is strongly felt that the business would suit a hands-on operator, especially those who are interested in food.

The business trades solidly in terms of room occupancy, enjoys terrific unsolicited reviews on TripAdvisor and also operates with the benefit of a TripAdvisor Certificate of Excellence.

TRADING FIGURES

Trading figures will be made available to seriously interested parties only after a formal viewing.

SUMMARY

The Tormaukin Inn is an excellent example of a highly regarded and traditional Country Inn occupying a prime trading location in one of the most well known tourist routes in Scotland.

There is a real avenue of opportunity for a hands-on owners to capitalise on recent inward investment in terms of the service areas and front of house in order to drive this business in terms of further turnover increases and further rises in profitability.

VENDOR PURCHASE FINANCE

The owners are willing to commit to offering vendor finance on generous commercial terms.. Full details can be discussed with the agents or at a formal viewing

TENURE

Freehold.

PRICE

The guide price is **£450,000** to represent the heritable property, goodwill, fixtures and fittings.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents

The Walled Garden, Bush Estate, Midlothian, EH26 OSD

Phone 0131 445 7222 Fax 0131 445 4300

E mail info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk



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CORNERSTONE
Business Agents

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CORNERSTONE
Business Agents



IMPORTANT NOTES RE. THIS BUSINESS

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.

www.cornerstoneba.co.uk