FORSS HOUSE
BRIDGE OF FORSS, BY THURSO, CAITHNESS, KW14 7XY

GUIDE PRICE—£575,000 Freehold
An immaculate Country House Hotel set within approximately 16 acres

- 14 ensuite bedrooms, bar & restaurant
- Attractive Georgian property
- 2 cottages (currently used as letting accommodation)
- Main building dates from 1810
- Full service Hotel
- Woodland of 16 acres available by separate negotiation (£75,000)

SITUATION
Forss House Hotel is situated at Bridge of Forss, approximately 3 and a half miles west of the town of Thurso and close to the A836. The hotel enjoys a private setting in approximately 16 acres of ground on an elevated site above a meander of the River Forss with views to the north-west. The hotel is approached by a private tarmac driveway and set in an area of mature woodland.

Thurso, which is Scotland’s most northerly town, is located approximately 3.5 miles to the east of the property on the north coast of Caithness. There are hospitals, secondary schools and swimming pools in both Thurso and Wick.

The area is renowned for its rich history, wide open spaces, big skies and spectacular terrain of mountains, lochs, coastline and beaches. The fauna and flora is abundant and diverse from whales, porpoises and seals to birds of prey, deer and rare plant life. Outdoor enthusiasts enjoy mountain biking, walking, kayaking, surfing, golfing and traditional country sports including a choice of some great salmon fishing, the best of Europe’s trout fishing and sea angling which has attracted World Championships. John o’Groats, one of Scotland’s best known attractions is located approximately 25 miles to the east.

Nearby Scrabster is a gateway to the ever popular Orkney Islands and there are regular ferry services. There are also regular bus and rail services available from Thurso and there are flights from Wick to Edinburgh and Aberdeen.

HISTORICAL NOTE
Forss House Hotel is a Georgian Grade B listed house built in 1810 and set in approximately 16 acres of woodland and garden. The property was once owned by Major Radclyffe, great adventurer, renowned falconer and hunter of his time and there is evidence throughout the property of his various hunting trophies and photographs.

THE PROPERTY
Forss House is a substantial building constructed of harled stone with mostly pitch slate covered roof. The accommodation is arranged on 3 floors with an attic in the main part of the house. A castellated addition was constructed on the north side of the house by Major Radclyffe in the 1930’s to accommodate his trophies; this now forms the main entrance. During the late 19th/early 20th century a two storey extension was added on the north-west side in the style of the original property.

In the post war period a timber and stone conservatory has been built on the south-east side which is in keeping with the rest of the property.

A private driveway leads from the main A836 road to the front entrance of the hotel. To the east of the south of the house are lawns and formal gardens together with two single storey properties which accommodate some of the letting rooms. The remainder of the grounds are woodland policies.

INTERNAL ACCOMMODATION
Main entrance door leading to a lounge / trophy room.

Bar – With timber bar server, approximately 20 covers, open fireplace.

Private dining room / meeting room - for approximately 14 covers with open fireplace and wood panelling.

Main Dining Room – 26 covers with open fireplace and a door through to a conservatory breakfast room with 26 covers.

Letting Accommodation:
There are 8 en-suite letting rooms within the hotel building (located over lower ground, ground and first floor levels) with a further 6 rooms/ suites located within the 2 cottages in the grounds. All of the rooms are ensuite, fitted out to an excellent standard and all are of good proportions.
ATTIC FLOOR
Currently used as staff accommodation – 2 bedrooms, 2 Bathrooms.

OTHER AREAS
The property contains a modern professional kitchen, cellar, dry store, storage rooms, laundry and a management office together with ladies, gentlemen and disabled WC’s.

EXTERNAL
The property comprises approximately 16 acres in total and is a mixture of formal gardens, lawns and woodland. There is ample private parking adjacent to the main hotel building. The Woodland and 16 acres is available by separate negotiation.

TRADING INFORMATION
Sales for the year ended March 2016 show sales of £375,000. Fully audited accounts are available to those genuinely interested after viewing the business. Please contact the selling agents for more details.

THE BUSINESS
Our clients have owned the hotel since 2004 and have invested and restored the property to its fantastic condition seen today. Forss House operates year round and attracts the expanding higher end of the leisure and business tourism market witnessed by impressive sales growth.

The hotel and cottages are in immaculate condition and is truly a ‘walk-in’ business which would be an ideal property for a chef proprietor/ husband and wife partnership.

The accommodation, food and beverage and function trade has proved to be a successful mix and the business is showing healthy turnover and profitability. The restaurant, which is open for dinners, is popular within the local area and boasts 2 AA rosettes.

With the mix of accommodation, food and beverage trade the sale of Forss House Hotel provides a fantastic opportunity for an operator within the trade looking to purchase a high quality hotel which is presented in immaculate condition and has a good trading profile with potential to take forward further.

MILL HOUSE
In addition, the owners of the hotel also own a very attractive 3 storey property within a former Mill House which is located a short distance to the south east of the house, overlooking the River Forss. This Property is available by separate negotiation – further details from the Selling Agents.

SERVICES
Mains electricity, water and drainage.

Heating is supplied by a biomass system recently installed. The renewable heat incentive payments (RHI) are included in the sales price of £575,000.

Energy Performance Rating - B.

TENURE
The property comprises approximately 16 acres in total and is a mixture of formal gardens, lawns and woodland.

The business is offered for sale on an absolute ownership (freehold equivalent) basis.

BUSINESS RATES
The Rateable Value was £27,000 for the year commencing April 2014.

LOCAL AUTHORITY
Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01463 702000.

LICENSE
The Property benefits from a full premises licence.

VIEWING
Strictly by appointment via the joint selling agents Cornerstone Business Agents.

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

Cornerstone Business Agents
The Walled Garden, Bush Estate, Midlothian, EH26 0SD
Phone 0131 445 7222 Fax 0131 445 4300
E mail info@cornerstoneagents.co.uk

Please note the information provided on these sales particulars are for guidance only and should not be relied upon by potential purchasers of this business/property.
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.