



## GARDEN PARK GUEST HOUSE

2 WOODSIDE AVENUE, GRANTOWN-ON-SPEY, PH26 3JN

GUIDE PRICE— £395,000 Freehold

REF. 832

# Garden Park Guest House, Grantown-on-Spey, PH26 3JN

A very well run and attractive Guest House situated in the Cairngorms National Park

- Six ensuite letting Bedrooms
- Well presented Breakfast Room
- Residents Lounge
- **Private Owners' Accommodation**
- Attractive Highland town setting
- Same owners for the last 15 years
- Profitable business
- Well maintained gardens and grounds with off-street parking
- Self-catering/bunk house development (subject to planning permission) included in the sale within the grounds

## SITUATION

The Highland town of Grantown-on-Spey is a popular tourist town located within the Cairngorm National Park approximately 10 miles north of Aviemore. The town is surrounded by the Grampian mountains offering easy access to the winter ski resorts on Cairngorm as well as The Lecht. Additionally, the area is highly popular during the summer season with tourists, holidaymakers and day trippers all frequenting this popular Victorian tourist resort.

Grantown-on-Spey is very much regarded as a popular tourist base close to the Whisky Trail and the Castle Trail as well as being a 40 minute drive south of the city of Inverness. Inverness is commonly referred to as the capital of the Highlands and Grantown-on-Spey offers an excellent tourist base for those visiting in and around the city as well as the west coast of Scotland and the west Highlands beyond.

## SITUATION (continued)

The town is also an excellent location for walking, golfing, bird watching as well as having its own primary & secondary schools and a local Health Centre.

The business occupies a prominent corner sited trading position on Woodside Avenue which runs parallel with the main High Street.

## THE PROPERTY

Garden Park Guest House is a handsome traditional Victorian villa sitting fully detached in its own grounds. Main accommodation is on ground and first floor levels. To the front of the business there is a large garden with off-street parking for 8 cars as well as an additional garden area to the rear.

## INTERNAL DETAILS

Main entry to the property is by paved pathway which leads to a front door and then into an attractive entrance hallway. There is an additional entrance for owners which leads into a small hallway before the kitchen and owners' accommodation.

Off the entrance hallway on the ground floor is a spacious residents' lounge with bay window and wood burning stove. Directly opposite this room on the ground floor is a well presented dining room for 14 guests with attractive bay window overlooking the front gardens.

## LETTING ACCOMMODATION

Letting accommodation briefly comprises 6 letting bedrooms - 5 double and 1 twin. Two bedrooms are on the ground floor whilst the remaining 4 are on the first floor. The Guest House can accommodate up to 14. All rooms are fitted with ensuite facilities/private facility and have TVs and tea & coffee making facilities as standard.

## OWNERS ACCOMMODATION

The owners occupy a suite of rooms to the rear comprising a large lounge and double bedroom with ensuite facilities. In addition there are patio doors which lead out onto a paved patio area and secluded back garden.

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## BUSINESS DEVELOPMENT POTENTIAL

Within the grounds of the business there is a former bakery building where historic planning has been granted for conversion to a self-catering apartment/bunkhouse. The conversion of this building into letting accommodation or indeed private accommodation will boost the business in terms of sales revenue.

## THE BUSINESS

The Garden Park Guest House has been in our clients' hands since 2002 and prospective purchasers will find a very well presented Guest House with potential to improve and enhance trade.

The business and property has been well looked after by our clients who retain excellent marketing and promotion systems for the business which includes a [modern website](#) and booking system. The business also benefits from excellent reviews on unsolicited websites such as Trip Advisor.

The business is run by our clients who are a husband and wife team who now wish to sell for genuine health reasons. At present the business is run on a bed & breakfast basis only although there is obvious potential to offer evening meals.

## SERVICES

We are advised that mains electricity, water and drainage are supplied. Gas is by bulk propane tank. The property is fully double glazed and has solar panels installed.



## TENURE

Freehold.

## RATES

The rateable value is £3,100 for the year commencing April 2010.

## PRICE

The asking price is £395,000 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](mailto: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 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

E mail [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)

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## 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](mailto: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](mailto:info@cornerstoneba.co.uk) for more information.