



# CORNERSTONE

    Business Agents

# THE WHITE STAG

MAIN STREET, STRATHYRE, FK18 8NA

Ref. 1189

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# Freehold

## Guide Price - £275,000

- Historic village Hotel and Inn situated on the A84
- A84 is a landmark cross-country tourist route
- Situated close to Callander, Aberfoyle & Rob Roy's grave at Balquhiddy
- Substantial tourist business
- Income streams derived from hotel room sales, wet sales, food sales and function income
- Spacious owners' accommodation with potential staff living area
- Wonderful beer garden over stepped garden terrace at the rear
- A quality Country Inn with rooms



# The White Stag, Main Street, Strathyre, FK18 8NA

## SITUATION

The village of Strathyre lies approximately 8 miles north of Callander on the A84, one of the main motor routes from the central belt of Scotland leading deep into the Scottish highlands. Strathyre enjoys a very handy central location which is on the road to most of the major centres in the highlands and west highlands including Oban and Fort William.

There are many areas of local and historic interest located nearby including Rob Roy's grave at Balquhiddar, the Duke's Pass, Loch Katrine in the heart of the Trossachs as well as being close to some of the best water sports in Scotland at nearby Loch Earn.

Although enjoying a rural trading location Strathyre retains strong communication links with Central Scotland with Perth and Stirling being less than an hours drive. In addition, both Edinburgh and Glasgow are within a 90 minute journey of Strathyre. The White Stag enjoys a prominent trading location in the heart of the village and is ideal to serve passers by, tourists and holidaymakers as well as the local community.

## PROPERTY

A substantial semi-detached stone built property lying under a pitched and slated roof with a number of flat roof extensions to the rear.

## PUBLIC AREAS

Main entry is via an entrance vestibule which leads into a reception hallway. All public areas can be accessed from this point. The comfortable lounge bar can be accessed to the immediate right hand side whilst the restaurant is accessed to the left hand side. All letting bedrooms are on first floor level and they are accessed via a flight of stairs in the reception hallway.

The **Public Bar** is very much one of the hub's of the local community and prospective purchasers will find an inviting public bar which appeals to locals and tourists alike. Our client focuses heavily on craft beer and ale as well as offering a premium spirit and wine menu. The public bar is dominated by a large bar counter with full gantry behind as well as a pool table to the extreme left on entry. Tables and chairs are by way of comfortable upholstered seating around bar stools and dark timber tables and chairs.

Ladies and gents toilets are appointed off. The public bar also has a feature fireplace.

The **Restaurant** can cater for a variety of different uses including lunches and dinners as well as guest breakfasts and private parties. The restaurant can accommodate parties up to 50 comfortably.

The restaurant area has a small residents lounge area with a tv and comfortable chairs located off.

There are a total of **6 letting bedrooms**, 5 of which are ensuite, the other having its own private facilities. All rooms are doubles, twins and family standard and are equipped with hospitality trays as standard. The rooms are freshly decorated and offered in good letting condition.

## OWNERS ACCOMMODATION

The owners occupy a large house which adjoins the business at the northern side of the property. The owners accommodation has its own private access although can be additionally accessed through the business. At present accommodation is laid over ground and first floor levels and consists of 3 double bedrooms (1 ensuite), spacious lounge and shower room.

## STAFF ACCOMMODATION

There is a staff flat which consists of a lounge, double bedroom, kitchenette and bathroom. This is ideal, especially for attracting staff to work during the busy summer season.

## SERVICE AREAS

Large commercial kitchen, dishwashing/prep area as well as storage spaces available throughout the property.

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## THE OLD STUDIO

To the southern end of the building is the old studio which adjoins the public bar. There is potential plans in place to increase the size of the public bar with development of this area.

More information on this aspect of the property will be provided to prospective purchasers at formal viewing.

## EXTERNAL

In the pleasant summer months this business really comes into the fore. There is provision for outdoor eating and drinking with consents in place for external seating at the front of the business. In addition there is a terraced beer garden at the rear which has a patio on two different levels offering fantastic views of the hills surrounding Strathyre. In addition there is also a private car park for the business.

## SERVICES

We are advised that the property has mains water, drainage and electricity with cooking by LPG gas. The property has an oil-fired central heating system.

## WEBSITE

Click [here](#).

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

## THE BUSINESS

The business has been in our clients' hands since 2006. They now wish to sell in order to concentrate on other business interests. The business is run by our clients with a full compliment of staff including chef and a front of house team. The business trades as a popular country Inn with a sales mix roughly equating to 40% wet trade, 40% food trade and 20% accommodation income. The business plays a key role in the local community and enjoys good patronage from the locals especially over the quieter winter months.

## LICENCE

The business trades with the benefit of a Premises Licence.

## SUMMARY

This is an excellent opportunity to acquire a substantial roadside Hotel and Inn in one of the busiest tourist routes in Scotland. The business offers many positives for new owners to come in, develop and enhance further.

## TENURE

Freehold.

## PRICE

A guide price of **£275,000** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining thereto.

## 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 OSD  
Phone 0131 445 7222 | Fax 0131 445 4300  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

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





# Important Notes

## 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.