







- Highly profitable and established Highland hotel and restaurant
- Beautiful and tranquil West Highland location
- Seven attractive, individually appointed en-suite letting rooms
- Spectacular setting with impressive views towards Ben Nevis
- Acclaimed and highly regarded licensed restaurant
- Exceptional online ratings and established reputation
- Set within approximately three acres of mature, landscaped grounds
- Separate staff and private owner's accommodation
- Exciting scope for weddings, year-round trading and further development options

Description

Old Pines Hotel and Restaurant enjoys an outstanding Highland setting close to the Commando Memorial at Spean Bridge, with impressive views towards Ben Nevis and the surrounding mountains.

Set within approximately three acres of mature pine woodland and beautifully landscaped grounds, this highly profitable, turnkey hotel and restaurant business offers seven letting rooms, comprising four doubles, one twin and two-family rooms, alongside an acclaimed licensed restaurant specialising in 3 course table d'hôte menu.

In addition to the guest accommodation, the property includes a detached staff accommodation chalet offering further potential, together with two owners' rooms within the main building.

With its proven trading history, established reputation and exceptional West Highland location, Old Pines offers a rare opportunity to acquire a highly profitable, fully operational hospitality business with strong appeal to both UK and international visitors. Ideally positioned close to the Great Glen Way, the business also benefits from an established and consistent relationship with a well-regarded trade partner specialising in West Highland rail holidays, providing a valuable and reliable source of guest bookings.

The quality of the guest experience is reflected in its excellent customer ratings, including 4.8 on Tripadvisor, 4.8 on Google and 9.0 "Superb" on Booking.com.

Trade

The business operates on a seasonal basis, offering evening dining with a refined menu alongside a convenient pick-up and drop-off meal service. Light refreshments are also available throughout the day, providing an additional service for hotel guests and visitors.

The quality of both the hospitality and guest experience is reflected in excellent customer ratings, including 4.8 on Tripadvisor, 4.8 on Google and 9.0 "Superb" on Booking.com, demonstrating the strong reputation the business has established.





Staff

The business is operated by both owners on a full-time basis, supported by an experienced team comprising one full-time contracted chef, an additional seasonal chef and a kitchen porter. Housekeeping duties are undertaken by a team of eight staff working across a range of part-time contracts, providing a flexible staffing structure to meet the seasonal requirements of the business.

Reason For Sale

Having successfully owned and operated Old Pines Hotel and Restaurant for over 20 years, the current owners have now made the decision to retire, presenting an excellent opportunity for new owners to take over this well-established and highly regarded Highland hospitality business.

Location

Old Pines Hotel and Restaurant occupies an attractive Highland setting on Gairloch Road, Spean Bridge, PH34 4EG, close to the renowned Commando Memorial and enjoying impressive views towards Ben Nevis and the surrounding mountain ranges.

The property is conveniently positioned close to the A82, one of the principal routes through the West Highlands, providing straightforward access to Fort William, approximately eight miles to the south-west, and onward connections through the Great Glen towards Inverness.

The location is particularly well suited to a hospitality and tourism business, with Spean Bridge providing a popular base for visitors exploring Lochaber, Ben Nevis and the wider West Highlands. The area attracts walkers, cyclists, outdoor enthusiasts and sightseeing visitors throughout the season, while the nearby Commando Memorial is an established visitor attraction of national and international significance.

The combination of excellent road accessibility, spectacular Highland scenery and proximity to Fort William provides Old Pines with a strong strategic location from which to attract both domestic and international leisure trade. Its position close to the Great Glen Way further enhances its appeal to the walking and outdoor tourism market.

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The Property

The Old Pines Hotel is well signed from the road, providing good visibility and a clear presence on approach. The property comprises an attractive detached, ground-floor commercial building extending to approximately 330 m², distinguished by its strong architectural character and extensive use of natural timber.

The warm wooden finishes complement the setting particularly well, allowing the building to blend seamlessly with the surrounding landscape and creating a sympathetic connection between the accommodation and its natural environment.

The building incorporates a variety of roof coverings, including slate, flat and sloping sections, reflecting its evolution over time. The combination of materials, rooflines and timber detailing works harmoniously, resulting in a distinctive, cohesive and highly characterful property.





Internally and externally, timber and wooden finishes are a defining feature, complemented by extensive double glazing throughout.

A standout feature is the restaurant area, which benefits from striking floor-to-ceiling glazing, providing excellent natural light and a strong visual connection with the surrounding landscape.

The property is of individual construction, incorporating timber elements and varied roof forms.

Public Areas

Reception

The reception is a spacious, light-filled and welcoming arrival space, designed to immediately establish the warm character of the inn. Natural pine and timber finishes create a strong sense of craftsmanship and traditional innkeeping, balanced by a bright, contemporary feel. A simple timber reception desk forms the focal point, while the open layout provides clear and intuitive routes towards the guest rooms and restaurant. The overall atmosphere is relaxed, warm and inviting, giving guests an immediate sense of comfort and hospitality.

Commercial Kitchen

The commercial kitchen is spacious, practical and well fitted out, providing an efficient working environment for the restaurant team. It includes all expected commercial-grade appliances and equipment, centred around an electric cooking range with a dedicated overhead extraction system. The layout allows for clear preparation, cooking and service areas, with easy access into a rear storage room for additional supplies. An external door provides convenient access for deliveries, waste management and back-of-house operations.



Restaurant

The restaurant wraps around the front and side of the building, creating a spacious, light and comfortable setting. Although open plan, the space is thoughtfully arranged into dedicated sections, with freestanding tables and chairs providing a flexible and relaxed dining layout. Floor-to-ceiling windows bring in an abundance of natural light and offer attractive views over the garden. A cosy soft-seating snug provides a more informal area to relax and leads through double doors into a comfortable lounge, complete with a wood-burning stove and rooflight. The space provides a warm and inviting setting in which to dine, relax and socialise.

Ancillary Rooms

The ancillary areas include a dedicated laundry room, separate female and gents' WCs, and baby-changing facilities.

Letting Rooms

The hotel provides seven restful and comfortable letting rooms, each enjoying attractive views over the hotel gardens, with the front-facing rooms also benefiting from views towards Scotland's Ben Nevis mountain range. The rooms are decorated in calming, natural tones that complement the surrounding woodland setting and create a warm and relaxing atmosphere. Each bedroom has a beautifully finished, fully tiled en-suite shower room with a spacious walk-in shower, complimentary toiletries and soft towels.





The rooms are well equipped for a comfortable stay, with twin, king-size or super-king-size beds, flat-screen televisions with UK Freeview channels, fast Wi-Fi, direct-dial telephones, tea and coffee-making facilities with a selection of Fairtrade and organic beverages, books and movies, and homemade Scottish oat cookies. Guests also benefit from complimentary breakfast and parking, together with electric vehicle charging facilities. The accommodation includes accessible and pet-friendly rooms, while all bedrooms are non-smoking.

Two of the seven bedrooms are designed specifically with families in mind. The Primrose and Viola Suite comprise a principal bedroom with a king-size bed and a separate adjoining room with one or two single beds. The Pinks Suite is a generously sized family room with a super-king-size bed and an additional single bed.

Tulip Suite	En suite
Iris Suite	En suite
Rose Suite	En Suite
Pinks Family Suite	En Suite
Primrose and Viola Family Suite	Jack and Jill Ensuite
Bluebells Suite	En suite
Honey Suckle Suite	En suite

Owner’s Accommodation

The owner’s accommodation is positioned to the rear of the property, providing a private area separate from the main guest accommodation and public spaces. It comprises two bedrooms together with a dedicated shower room, offering practical and comfortable living accommodation. A separate plant room is also located within this area, providing convenient access to the property’s heating and associated services.





Staff Accommodation

The staff accommodation is provided within a separate, purpose-built dwelling, offering comfortable and practical living space for staff on site. The accommodation comprises three bedrooms, a bathroom, kitchen and lounge, arranged to provide a good level of privacy and independence from the main hotel. Overall, it provides well-appointed and appropriate accommodation for resident staff.

Grounds

The property is set within extensive, mature grounds, enclosed in part by low-level fencing and benefiting from clear roadside signage, providing excellent visibility and ease of identification for arriving guests. Ample on-site customer parking is available, together with the added benefit of an electric vehicle (EV) charging point. A burn runs attractively through the grounds, crossed by a small bridge, adding further character to the setting.

Services

The property benefits from oil-fired heating, mains electricity and mains water, together with a private wastewater treatment system. Three-phase electricity is installed to support the operational requirements of the business, while the commercial kitchen benefits from a dedicated air-conditioning system. The property also provides EV charging facilities for guests.

Accounts

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

Licence

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is HC/RSL/1137.





Not to Scale. Produced by The Plan Portal 2026
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EPC Rating

The EPC rating for the hotel is G (116) reference number 0979-1246-5335-9310-5024.

Title Number

The title number for hotel is INV8404.

Rates / Council Tax

The hotel has a Rateable Value of £27,400 as at April 2026 (Property Reference: 05/06/044900/8), apportioned between £3,900 residential and £23,500 business. Eligible occupiers may benefit from relief under the Small Business Bonus Scheme, subject to the relevant qualifying criteria.

Website

The business has a dedicated website at <https://www.oldpines.co.uk/>

Development Opportunities

The property offers a range of potential opportunities for further growth, including the development of weddings, private functions and events, together with the benefit of a late licence at Hogmanay. There is also scope to convert the existing staff/owner's accommodation into additional letting bedrooms, subject to the necessary consents. Alternatively, the business could continue successfully in its established format, with further potential to extend trading on a year-round basis.

Additional land and residential property may also be available to purchase by separate negotiation. This includes a five-bedroom house benefiting from a short-term letting licence and a separate three-bedroom house, which could be retained for residential use or potentially utilised as additional letting accommodation, subject to the necessary consents. Further details are available on request.

Plans

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

Price

A Guide Price of £745,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

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 large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///clockwork.ever.subway](https://www.what3words.com/lookup/???/clockwork.ever.subway)

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.

