







- Established licensed hospitality business with excellent reputation and reviews
- Prime Beaulieu location within a handsome period building
- Beaulieu is a thriving Highland village, popular with tourists and business customers
- Four stylish letting suites generating consistent income
- Versatile dining and licensed function space with corner bar
- Fully equipped commercial kitchen with direct rear access
- Self-contained flat, ideal for staff use or additional letting
- Private parking plus further free on-street and parking in Beaulieu town square
- Characterful interiors blending original features with modern finishes
- External storage unit with shelving and freezers





## Description

This established and profitable business is presented to the market in walk-in condition, offering a rare opportunity to acquire a fully turnkey operation. Occupying a prominent corner position, the property extends to approximately 78.81m<sup>2</sup> and combines traditional charm with a high specification of modern fittings throughout.

The building is a traditional two storey and attic property dating back to circa 1830's, constructed of solid stonework, externally pointed and painted, and set beneath a pitched slate roof. Compact grounds sit neatly at the gable end and house the bins and a bike store for guest to use. This exceptional property offers 5-star quality accommodation throughout.

On the ground floor, a versatile events, dining or breakfast room is beautifully presented and supported by a fully equipped commercial kitchen and two stylish cloakroom WCs.

The first and attic floors house four luxurious, self-contained suites, individually named the Sutherland, Caithness, Inverness, and Ross Apartments. Each has been finished to an exacting standard, combining elegant furnishings with a distinct Scottish theme and local character. The suites all include a welcoming lounge area and bespoke Elfin mini kitchen facilities, making them ideally suited to high-end self-catering guest accommodation.

To the rear of the main building is a separate one-bedroom flat, comprising a lounge, kitchen, double bedroom, shower room, and storage. This flexible unit is perfectly suited for owner's use or staff accommodation, extending the property's versatility. A external, secure storage unit with shelves and freezers is also located here.

The property has been comprehensively refurbished and reconfigured by the current owner, who has successfully operated the business for over 5 years. Offered in excellent decorative order with high quality furnishings and fittings, it is genuinely ready for immediate trading. With its flexible layout, turnkey condition and proven profitability, the business presents an exceptional opportunity for new owners seeking a hospitality venture with both lifestyle and income potential.



## Trade

The business has traded to date as a self-catering operation, letting all four suites together with the flat. In addition, the owner has operated a separate events business (The Downright Gabbler) from the on-site events space, which has complemented the self-catering offering; however, this events business is not included in the sale, although may be available to purchase by separate negotiation. The self-catering business generates strong and consistent profits and is VAT registered and there remains significant scope for growth, with clear potential to increase occupancy levels and drive additional revenue under new ownership.

The property enjoys an outstanding reputation, reflected in consistently excellent guest feedback:

- 4.9 Google Reviews (accommodation)
- 5/5 TripAdvisor (events & accommodation)
- 9.1/10 Booking.com (accommodation)

These exceptional ratings highlight the established success of the business and reinforce its position as a trusted and highly regarded destination.





## Staff

The business is currently operated as a family enterprise with input from three individuals on a part-time basis. However, the scale and setup of the operation make it equally well-suited to being run by a single owner, a couple, or a small management team or as an add on to an existing business.

## Reason For Sale

The business is offered for sale due to the planned retirement of the current owner, creating an excellent opportunity for new proprietors to take forward a well-established and profitable operation.

## Location

The business enjoys a prime location in the charming village of Beaulieu, one of the Highlands' most popular destinations. Renowned for its welcoming atmosphere, independent shops, historic abbey and traditional square, Beaulieu attracts visitors throughout the year. Its position makes it an ideal base for exploring the wider Highlands, with Inverness just a short drive away and the famous North Coast 500 route passing the doorstep.

Tourism in Beaulieu is strong and continues to grow, fuelled by its appeal to those seeking authentic Highland experiences, walking and outdoor pursuits, or simply a relaxing break in a picturesque setting. The village also holds strong historical interest, being closely associated with the Clan Fraser of Lovat, one of Scotland's most recognised Highland clans. The nearby Beaufort Castle, seat of the Fraser family, and the area's deep ancestral connections attract heritage visitors from across the globe. This international draw, particularly from North America and Australia, where interest in clan history is especially strong, adds a further dimension to Beaulieu's appeal and supports consistent demand for quality accommodation.

Beaulieu serves as the gateway to Glen Affric, an area of outstanding natural beauty and home to numerous Munros. Its appeal also extends to business visitors, who value its convenient central location



For families relocating to the area, Beaulieu benefits from a well-regarded primary school with a replacement building due to be completed in 2028. Secondary education is provided at Charleston Academy in Inverness, both of which are easily accessible.

## The Property

This striking former coaching inn dates back to the 1830's and retains a prominent presence on the street. Constructed of traditional stone with a whitewashed finish and topped with a slate roof, the building immediately conveys a sense of heritage and character.

The business is located immediately adjacent to the picturesque Conservation Area of Beaulieu Village Square, a setting celebrated for its historic character and traditional charm. As one of 30 designated Conservation Areas in the Highland Council region, Beaulieu is recognised for its special architectural and cultural interest, offering a distinctive and attractive environment for both locals and visitors.

A particular feature of the frontage is the large full-height window with its ornate framing, which adds a touch of grandeur and draws natural light into the interior. The property is further enhanced by a modern glazed UPVC front door, providing practicality while complementing the building's style.

Arranged over three floors, including attic rooms, the property offers flexible accommodation with excellent potential for a range of uses. Entry is via a communal front door with secure keypad access, ensuring both convenience and safety.

With its handsome proportions, rich history, and architectural charm, this property makes a bold first impression and provides an exciting opportunity for a new owner to make their mark.



## Public Areas

### Ground Floor

Access is via a welcoming entrance vestibule leading into a central corridor, finished in a tasteful Scottish style. The events/dining/breakfast room offers a highly versatile space, ideally suited for a range of commercial uses. Presented to a high standard, it features attractive wall panelling, built-in bench seating, tables and chairs, together with a corner bar. Bespoke lighting and original cornicing enhance the room's character, while maintaining practicality for everyday business operations. Also on this level are two well-maintained unisex WCs and a fully equipped commercial kitchen, fitted with a comprehensive range of appliances and benefitting from direct rear access for deliveries and service. A dog-leg staircase leads from the corridor to the first floor.

## Letting Suites

### First Floor

The first floor features two of the four individually designed guest suites, each named after one of the counties on the renowned North Coast 500: the Caithness Suite, Sutherland Suite, Ross Suite, and Inverness Suite.

Every suite has been thoughtfully styled with its own distinctive décor and furnishings, offering guests a unique and memorable experience. Designed to a high standard, each suite accommodates two guests and benefits from a comfortable seating/lounge area, a modern en-suite shower room, and a bespoke Elfin mini kitchen for added convenience and flexibility.



## Attic Floor

The Ross Suite and Inverness Suite, located on the attic floor, continue the property's strong theme of character and individuality. Each suite has been thoughtfully styled with distinctive décor and furnishings, creating a unique and memorable guest experience. The charm of these suites is enhanced by their combed ceilings, which lend character and a sense of intimacy.

Both are finished to a high standard, accommodating two guests apiece and offering a welcoming seating/lounge area, a modern en-suite shower room, and a bespoke Elfin mini kitchen, providing flexibility for self-catering stays.

## Self Contained Flat

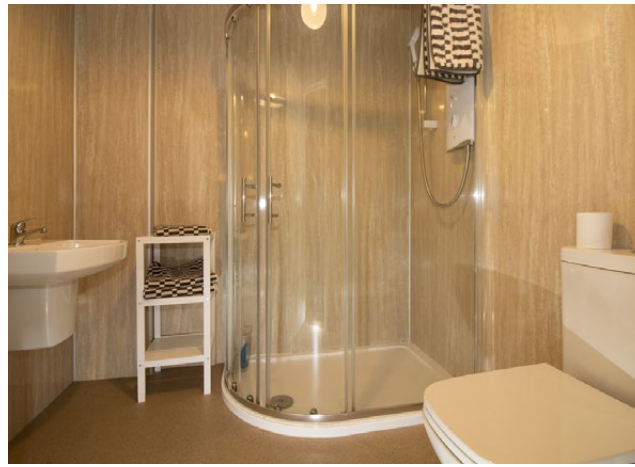
The flat is located to the rear of the property and benefits from its own private access. Currently utilised as staff accommodation, it offers flexibility for alternative use, either as an additional letting unit or a long-term rental.

The accommodation comprises a modern kitchen equipped with an electric cooker and washing machine, a comfortable lounge with wood-burning stove and French doors leading out to a charming decking area, a shower room, and a well-proportioned double bedroom.

## Grounds

Externally, the property benefits from free on-street parking as well as additional spaces in the village square, together with a private parking space to the side of the building. The flat enjoys its own compact, fully enclosed garden, laid with decking to provide a low-maintenance outdoor space. A practical utility area is also located to the side of the building, suitable for bin storage and general use and a secure, walk in container with shelving and freezers completes the external storage.





## Services

The business is fully connected to mains electricity, water and drainage, ensuring reliable and efficient services throughout the property. Heating is provided by modern digital electric heaters, offering effective and easily controlled warmth to both guest and service areas. In addition, the flat benefits from a wood-burning stove, creating a cosy and welcoming atmosphere.

## Accounts

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

## Alcohol Licence

The business has a licence under the Licensing Scotland Act 2005, reference number HC/INBS/314, and a copy of the operating plan is available to interested parties, which details operating practices.

## EPC Rating

The EPC rating for the bed and breakfast is G 124 (Reference 2132-3652-8523-0200-4901).

## Title Number

The title number for the bed and breakfast is INV18438.

## Rates / Council Tax

The business has a rateable value £10,500 as at April 2023, property reference number 06/27/385071/3 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

## Website

Guests can book accommodation directly or via leading online travel platforms including TripAdvisor, Booking.com, and Airbnb, ensuring excellent visibility and broad market reach.

The accommodation is also bookable through the sister business, The Downright Gabbler's dedicated website, [downrightgabbler.co.uk](http://downrightgabbler.co.uk).

## Plans

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

## Price

£445,000 are 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 [///birthdays.stage.bootleg](https://www.what3words.com/#!/en/@@@/birthdays.stage.bootleg)

## Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IBV1 1SX

Tel: 01463 714757

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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.

