



- Affordable Hotel in Laide on the NC500 with strong passing trade
- 9 refurbished ensuite rooms including family suite
- Bar and restaurant for 40 covers with wood-burning stove
- Owners' private studio apartment
- 1.5-acre site with private garden, parking, garage, laundry and a potential development field
- Strong profits from seasonal 5-day operation with scope to expand
- Thriving Pizza venture adding significant revenue
- Excellent reputation with strong online reviews







Description

The Ocean View Hotel presents a rare opportunity in the popular village of Laide, set on the world-renowned North Coast 500 route (NC500). This Budget-Friendly Hotel with Excellent Access features nine ensuite letting bedrooms, including a spacious family suite, together with a welcoming public bar, restaurant, and a comfortable owner's studio apartment.

With an internal floor area of approximately 664m², the hotel sits within a generous 1.5-acre site, offering extensive parking facilities and excellent scope for future development.

The property has been exceptionally and sympathetically refurbished, with sustainability at the forefront. Creative use of upcycled materials has been made to achieve a stylish, modern aesthetic that seamlessly blends contemporary flair with original character.

Benefiting from a prime roadside position, the hotel enjoys strong visibility and is clearly signposted, drawing in both local custom and passing trade. The site offers significant potential for diversification, with opportunities to expand hospitality services or explore leisure and tourism-based ventures to create additional income streams.



Trade

The Hotel currently operates on a five-day trading week (Monday – Friday) from April to September, with not all letting rooms in use. Even under this manageable seasonal arrangement, the business achieves an enviable profit level.

In addition to bar sales, the owners have recently launched a highly successful pizza venture, selling over 2,500 pizzas within the first six months of operation.

There remains significant scope for growth, including extending trading days and months, bringing the remaining rooms into use, and exploring the addition of further units in the field to fully maximise the site's potential, subject to statutory approvals.

The business also benefits from an excellent online reputation, with strong review scores across major platforms:

- Luxury Hotels Guide: 8.5 – Excellent
- Booking.com: 8.5 – Very Good
- Tripadvisor: 4.5 – Very Good

Reason For Sale

After acquiring the property in 2017, the current owners have undertaken extensive refurbishment and upgrades throughout and are now seeking retirement which brings this affordable Hotel to the market.

Location

Laide is a picturesque coastal village on the northwest coast of Scotland, set directly on the world-famous NC500 – a spectacular 516-mile touring route that draws visitors from across the globe. The NC500 has become one of Scotland's leading tourism drivers, ensuring a steady flow of passing trade and year-round visibility for local businesses.

The village enjoys a stunning setting overlooking Gruinard Bay, with its sandy beach and sweeping views towards the Summer Isles and the mountains of

Wester Ross. Local amenities include a convenience store with fuel station, post office, and church, while further services, shops, and schools can be found in Ullapool (30 miles south) and Gairloch (12 miles west).

Laide is a gateway to some of Scotland's most celebrated outdoor experiences – from hillwalking, climbing, and fishing to kayaking, wildlife watching, and exploring dramatic coastal scenery.

The village is easily reached by road, lying approximately 75 miles (around a two-hour drive) from Inverness, the Highland capital, which offers full services and onward travel connections. Inverness Airport (Dalcross), situated to the east of the city, provides regular flights to major UK hubs such as London, Bristol, Manchester, and Birmingham, together with select European destinations. This connectivity ensures Laide is both accessible to visitors and an ideal base for exploring the NC500 and wider Highlands.

The Property

The Ocean View Hotel is a modern detached building with a single-storey extension and lean-to, benefitting from significant recent upgrades. The property has been fitted with new UPVC windows and doors, a new roof, and freshly painted, white-rendered walls, presenting a smart and modern exterior.

Externally, there is a garage and a dedicated laundry and drying room, together with a large car park that provides ample space for guests and incorporates some outdoor seating.

Internally, the ground floor houses two ensuite letting rooms, including the spacious family suite, along with the owner's studio apartment and all main service areas such as the bar, restaurant, and kitchen. The first floor contains the remaining seven ensuite letting bedrooms.

Service Areas

Reception, Bar/Restaurant, Breakfast Room and Lounge

On arrival, guests are welcomed into a bright and

inviting reception area, setting the tone for the hotel's fresh and contemporary style. This space leads into the breakfast room, complete with a feature electric fire, before opening through double-glazed doors into the bar and restaurant.

The public areas have been carefully refurbished with a modern aesthetic, where the creative use of upcycled and sustainable materials adds both character and charm. The reception desk and bar feature beautifully finished reclaimed timber, complemented by bespoke seating and stylish shelving. Church pew booths, a stained glass window, and contemporary roof beam details further enhance the welcoming atmosphere.

The bar and restaurant provides seating for up to 40 covers in a relaxed and modern setting. A large wood-burning stove forms a focal point, offering both warmth and ambience, safely enclosed to ensure comfort for families and dogs. Furnishings, including a leather corner sofa and a mix of thoughtfully designed seating areas, create a versatile and comfortable environment.

A second seating area, located in what was formerly the reception, offers scope to extend the bar and restaurant capacity if desired.

The bar is well stocked, with beers on tap under a non-tied contract with Tennent's alongside a popular local brew. Facilities are excellent, with separate ladies' and gents' toilets, a dedicated baby-change facility, and high-quality finishes throughout.

Commercial Kitchen

To the rear of the ground floor lies the commercial kitchen, a spacious and well-planned facility designed to support the hotel's food and beverage operations. It benefits from an extensive dedicated dishwashing area and is equipped with all the key appliances expected of a busy hospitality business. The layout also provides ample scope to accommodate additional equipment, offering excellent capacity should the food side of the business be further expanded.



Laundry, Garage, Cellar And Drying Room

The property also benefits from a range of large, well-appointed and serviceable ancillary areas that support the day-to-day running of the business. A dedicated laundry room is conveniently connected to both the cellar and garage, while a separate drying room is located close to the bar area, providing excellent functionality.

These areas are housed beneath a corrugated roof, ensuring durability and ease of maintenance.

There is also numerous built-in storage cupboards located throughout the hotel, providing excellent space for organisation and day-to-day convenience.

Owners' Studio Apartment

The current owners have recently created a spacious studio apartment to the rear of the hotel, providing comfortable private accommodation. This well-designed space incorporates a double bed and lounge area, with a dividing wall concealing a modern ensuite shower room with toilet and basin. For added convenience, there is direct access through to the commercial kitchen.

Letting Rooms

The hotel offers nine ensuite letting rooms, including a spacious family suite. Each room has been tastefully refurbished, continuing the theme of upcycled materials for a unique and stylish finish. The décor is fresh and modern, with white walls complemented by accent accessories to create a welcoming atmosphere.

All rooms are equipped with electric showers, complimentary toiletries, tea and coffee making facilities, and televisions, with Wi-Fi available throughout the property.

Room	Floor	View	Size
Room 1	First Floor	Sea View	Double
Room 2	First Floor	Inland View	Double
Room 3	First Floor	Inland View	Single
Room 4	First Floor	Inland View	Double
Room 5	First Floor	Sea View	Single
Room 6	First Floor	Sea View	King
Room 7	First Floor	Inland View	Double
Room 8	Ground Floor	Sea View	Family Suite
Room 9	Ground Floor	Inland View	Double

Grounds

The property sits on a large footprint and enjoys the benefit of a private owner's garden to the rear.

To the front, the hotel also owns the adjoining field, which historically accommodated a static caravan. A similar use could potentially be reinstated, subject to the appropriate planning consents, offering further flexibility for development or ancillary use.

Additional outdoor features include a washing line and a variety of structured planting, including yucca within the car park area, adding character to the external setting.

Services

The property is serviced by mains electricity and water, with drainage to a shared septic tank – the cost liability split of the tank is 90/10, 90% to the hotel and 10% for neighbouring property. Heating and hot water are supplied via electric systems. There are two wood burning stoves in the property one located in the bar/restaurant and the other in the lounge.



Potential Business Development Opportunities

- **Extended Season** – Open beyond April–September to capture shoulder-season and winter trade, particularly with domestic tourism, festive events, and off-season breaks.
- **Maximise Letting Rooms** – Bring all 9 ensuite rooms into operation, including targeted packages for families, walkers, cyclists, and corporate guests.
- **Food & Drink Expansion** – Build on the success of the pizza offering with takeaway/delivery options, themed food nights, or street-food-style pop-ups.
- **Outdoor Development** – Utilise the front field for glamping pods, campervan pitches, or reinstating a static caravan (subject to planning).
- **Events & Functions** – Market the bar and dining areas for small weddings, celebrations, and community events.
- **Digital Marketing** – Expand the already popular Facebook presence, invest in Instagram and TikTok marketing, and build direct booking via a dedicated website.
- **Wellness & Experiences** – Introduce packages such as yoga retreats, guided walks, or partnerships with local activity providers (fishing, kayaking, tours).

Accounts

Full accounting information will be made available to seriously interested parties following a formal viewing. Figures for historic years are based on the operation of seven letting rooms only. The owner is now operating nine letting rooms, providing an increased turnover and profitability.



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/CSR/1569.

EPC Rating

The EPC rating for the Hotel G (Ref:2792-0227-3030-5499-1103).

Title Number

The title number for the Hotel is ROS4312.

Rates / Council Tax

The hotel has a rateable value £15,000 at April 2026, reference number 03/03/079120/7 and benefits from some discount under the Small Business Bonus Scheme for eligible businesses.

Internet Presence

The Ocean View Hotel benefits from a very popular Facebook page, providing an effective platform for engaging with guests and promoting the business.

Plans

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

Price

Offers Over £495,000 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 // friend.tinted.barstool.

Viewing

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

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

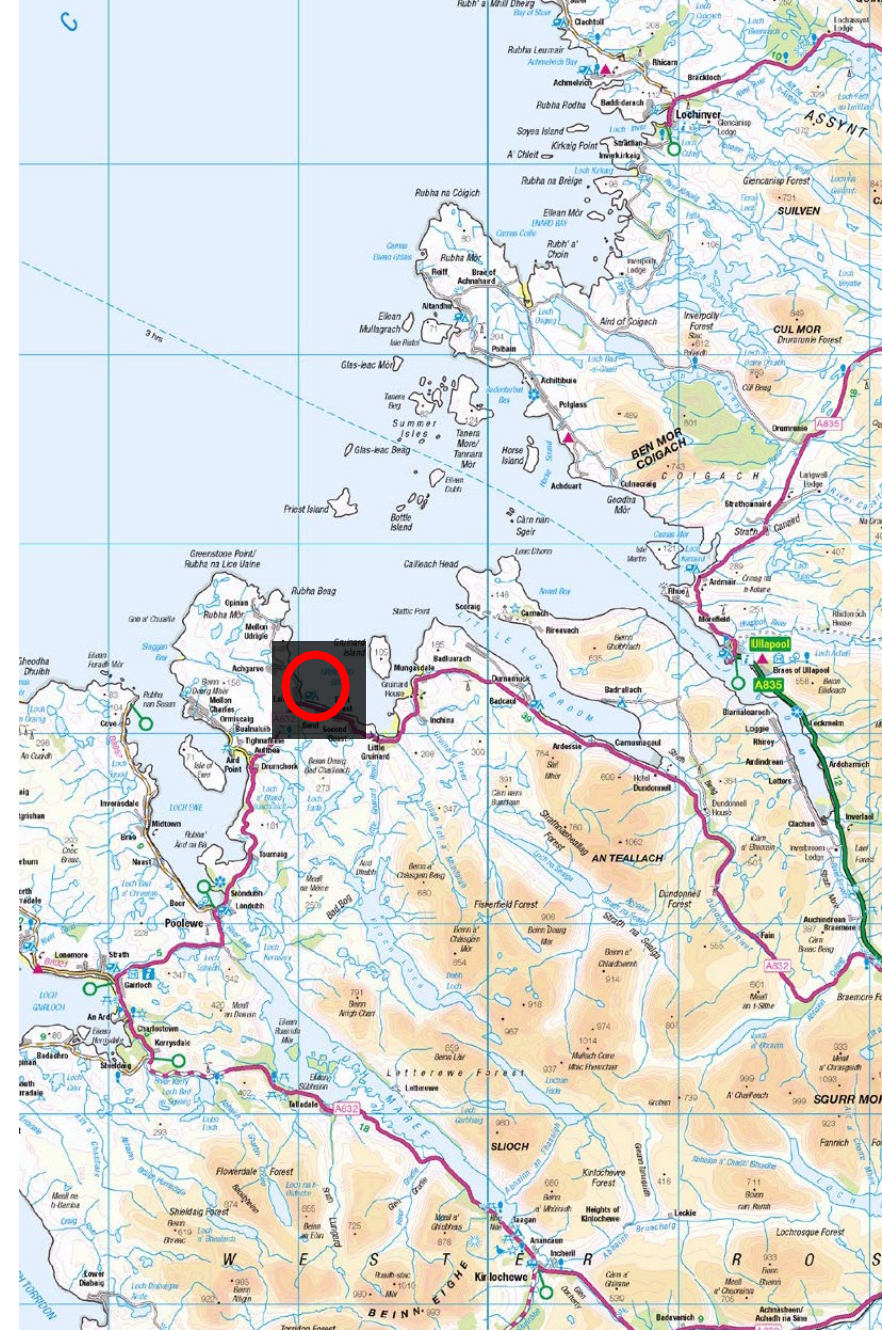
Tel: 01463 714757

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.



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