







- Attractive and profitable self-catering business
- Set in a Grade B listed building with a floor area of approx. 362m²
- Former hotel with additional apartment block
- 4 high quality one bed self-catering apartments
- 5 excellent self-catering letting rooms
- Conveniently located close to complimentary outlets
- Ample off-street parking for guests
- A real turnkey opportunity





Apartment 1



Description

Speyside Self Catering offers a unique and highly attractive investment opportunity, located centrally in the quiet and picturesque village of Garmouth. This Grade B listed, two-storey former hotel has been owned and carefully managed by the current proprietors since 2017. The property has been tastefully converted to provide a combination of flexible accommodation options that cater to a variety of guest needs.

The main building comprises five self-catering rooms, one of which is a spacious two-room suite. Each room benefits from its own ensuite facilities, and guests also enjoy access to a well-equipped communal kitchen and a welcoming dining area. The main building can also be reserved in its entirety for private group use, offering additional flexibility and appeal for larger parties or events.

In addition to the main accommodation, the property includes four self-contained one-bedroom apartments, allowing a range of occupancy options. To the rear of the property, guests can relax in a central courtyard and seating area, whilst ample parking is available in the car park directly opposite the premises.

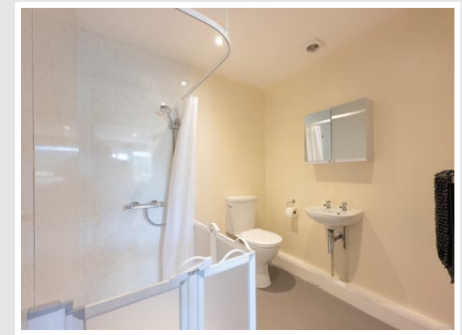
Trade

This is a well-established, profitable, and efficiently run business that operates throughout the year. Speyside Self Catering has built an outstanding reputation, supported by excellent online reviews and a loyal base of returning guests. The combination of historical charm, modern comfort, and proven income potential makes this an exceptional opportunity for investors or those seeking a lifestyle change in a tranquil Scottish village setting.

Bookings are taken using their own Speyside Self Catering website and Airbnb, with bookings managed through Qbook. All bookings and payments are made online, and guests carry out a self-check in and out, thus making the process cost effective and straightforward.

Staff

The business is run solely by the owner and his family.



Reason For Sale

Having owned the business since 2017 and developing Speyside Apartments into the thriving business it now is, it is the owners desire to retire from the business that brings this turnkey opportunity to the market.

Location

Garmouth is a picturesque village located on the northeastern coast of Moray, Scotland, where the River Spey meets the Moray Firth. Known for its natural beauty, rich history, and peaceful setting, Garmouth offers a charming blend of coastal and countryside living. The village is surrounded by scenic landscapes, with rolling farmland, woodland walks, and access to the famous Speyside Way walking and cycling route.

Despite its tranquil rural setting, Garmouth is exceptionally well-connected. It is located just 9 miles from Elgin, the region's main commercial hub, offering a wide range of shops, schools, healthcare services, and leisure facilities. From Elgin, the A96 trunk road provides direct access to Inverness, the Highland capital, around 45 miles to the west, and Aberdeen, the Granite City, approximately 65 miles to the east. Both cities offer major transport links,





Apartment 2

including airports, rail connections, and extensive business services, making Garmouth a viable option for commuters and entrepreneurs alike.

The village itself boasts a strong community spirit, a historic golf course, and proximity to sandy beaches and wildlife-rich estuaries, making it a popular destination for nature lovers and outdoor enthusiasts. With its unique setting along the Moray Firth coast and its close ties to the Speyside whisky region, Garmouth is ideally situated for tourism-related businesses, lifestyle ventures, or simply a peaceful place to call home.

The property is within catchment for Mosstodloch Primary School and Milnes High School.

The Property

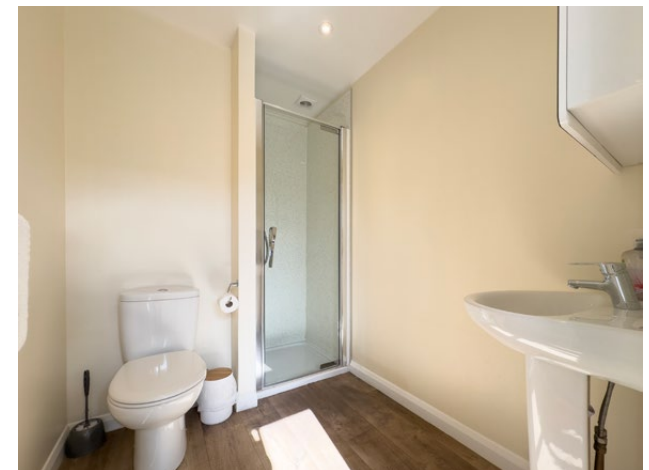
Formerly the Garmouth Hotel, the property has been transformed into the self-catering apartments we see today. The building is made of stone with a white render and a slate roof. The overall finish of the property is of an exceptionally high standard, showcasing thoughtful design that seamlessly blends contemporary style with a sense of comfort and practicality.

The main building is run by oil with the apartment block enjoying electric heating and separate water heaters in each apartment.

Ground Floor

The main building offers individual rooms with their own ensuite facilities. Guests also have full use of the communal dining area and well-equipped kitchen.

On entering the property, to the left is a large laundry and storage room, boiler cupboard and door to rear courtyard. An internal hallway leads through into Room 1 and 6. Room 6 is a single room and Room 1 is a twin room. Both are fresh, comfortable and benefit from ensuite shower rooms.





Apartment 3

To the right of the main entrance is the communal kitchen diner. This room is available for all guests to use and is equipped with all the modern conveniences one would desire.

Whilst still on the ground floor, there are two apartments to the right. These both enjoy their own access and are beautifully appointed suites. Apartment 1 is fully accessible.

Both apartments, 1 and 4, consist of a lounge, kitchen, large bedroom and ensuite shower room.

First Floor

Stairs ascend from the main entrance hall to the first-floor landing, which provides access to three well-appointed en-suite guest rooms, including a family suite comprising two bedrooms.

Apartment Block

To the rear of the main building lies a purpose-built apartment block. This hosts two one-bedroom apartments, numbers 2 and 3, both benefiting from separate lounge /kitchen, double bedroom and ensuite with bath.

All linen and towels are provided for guests, and the property is dog friendly.

Grounds

To the rear of the building there is a grassed courtyard and car parking is available across the road for more cars than is required for the accommodation. Apartments 1, 2 and 3 have designated outside seating areas. Apartment 4 has direct access to the grass area as have the guests in the existing hotel building.



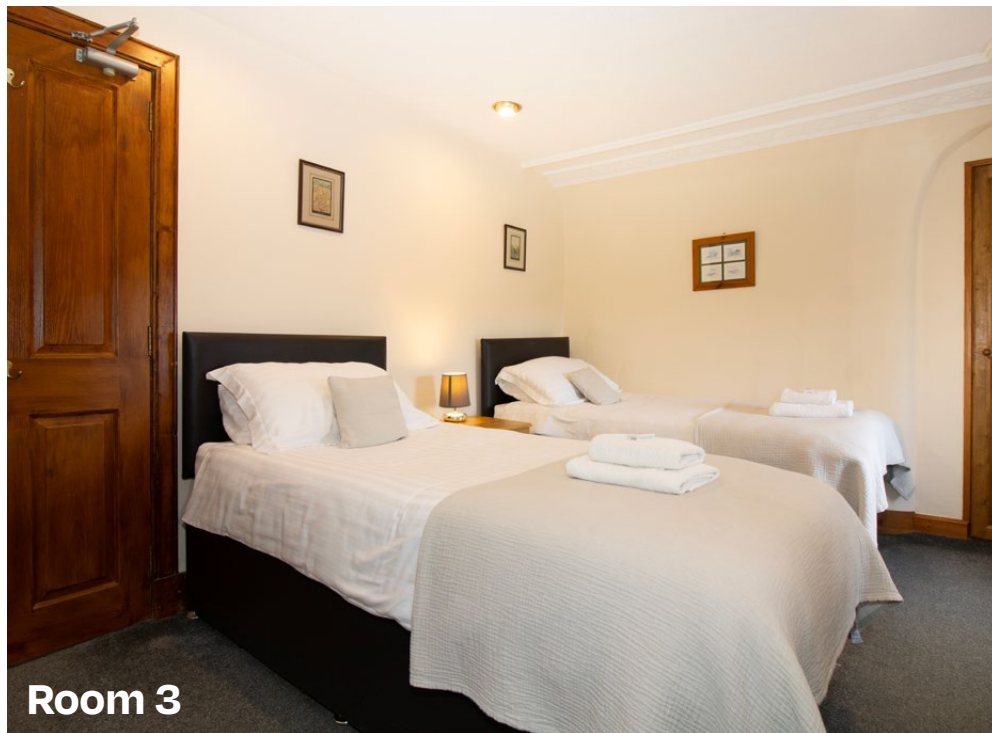


Room 6



Room 2





Room 3



Room 4



Services

The property benefits from mains electricity, gas, water and drainage. Electric heating and hot water is provided in all rooms. The main building has single glazed windows due its Listed status and the other areas benefit from double glazed throughout. The entire building is compliant with a modern fire alarm system, emergency lighting and WiFi.

Accounts

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

Short-Term Letting Licence

The business has a short-term licence, reference MO/PRM/0182-14225. All property details required for this application will be provided at an appropriate time as required.

EPC Rating

The EPC rating for the apartments is G.

Title Number

The title number for the guest house is MOR7605.

Rates / Council Tax

Speyside Self Catering has a rateable value £9,900 as at April 2023, property reference number VR25432 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.





SPEYSIDE SELF-CATERING

SOUTH ROAD

Website

<https://speysideselfcatering.co.uk/> in included with the sale, including the booking system powered by Qbook. Speyside self-catering has impressive rating of 4.6 stars on Google.

Plans

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

Price

Offers over £395,000 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 also have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is ///untrained.mixture. perfectly

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.

