







- Freehold hotel near Dornoch with 6 letting rooms, bar, restaurant, and owner's accommodation
- Prime location on the A9, close to Royal Dornoch Golf Club and tourist routes
- Historic building, originally a 19th-century staging post, well maintained and extended
- Current trade reduced, offering strong potential for revitalisation and growth
- 70-cover restaurant with stunning views, plus separate breakfast and private dining rooms
- Cosy bar with open fire, seating for 20–30, and space for live entertainment
- Outbuildings offer development potential for guest units, staff housing, or studio space
- Well-equipped kitchen and service areas; compliant with health and safety regulations
- Private 2-bed owner's quarters with garden, ideal for live-in use





Description

The Trentham Hotel is a substantial and attractive detached property situated on the A9 just north of Dornoch, offering a prime opportunity to acquire a well-maintained freehold premises with an established – though currently quieter – trading operation.

Originally built in the late 19th century and sympathetically extended over the years, the hotel occupies a prominent roadside position and boasts a wealth of character. The property is well presented throughout, having been continuously improved under the current ownership since 1990.

The business is still trading, albeit at a reduced level, and presents excellent potential for revitalisation and growth under new ownership. Accommodation includes six guest bedrooms, welcoming public areas, and spacious private owner's quarters, making it ideal for hands-on operators seeking a lifestyle business in the Highlands.

The Trentham Hotel represents a rare chance to acquire a freehold hospitality property in a scenic and highly sought-after location, with ample scope to expand and adapt the offering to suit modern demands.

Reason For Sale

A genuine retirement sale. The business has been operated by the same owner since 1990 and is now offered for sale as they look to retire.



Location

The Trentham Hotel is ideally located approximately 2.5 miles north of Dornoch, just off the main A9 – the key arterial route connecting Inverness with the north of Scotland. This prominent position offers excellent accessibility while maintaining a peaceful Highland setting.

Dornoch, situated in the historic county of Sutherland, overlooks the Dornoch Firth with far-reaching views south toward the Moray Coast and north toward Golspie and Brora. With a resident population of around 1,300, the town experiences a substantial seasonal boost in visitor numbers from Easter through October, driven by tourism, heritage, and world-class golf.

At the heart of Dornoch's global appeal is the Royal Dornoch Golf Club, one of the most revered championship links courses in the world. The club draws thousands of visitors annually, many of whom stay locally and contribute to the area's thriving hospitality trade. Its unique coastal setting, combined with its historical prestige and exceptional design, make it a bucket-list destination for golfers from across the globe.

Dornoch also offers a wide range of amenities including boutique shops, restaurants, a primary and secondary school, University of the Highlands and Islands facilities, and a beautiful award-winning beach. The town's architectural heritage features highlights such as the 13th-century Dornoch Cathedral and the former Bishop's Palace, reinforcing its historic charm.

Just an hour from Inverness – with its airport, rail links, and city amenities – and approximately 6 miles from the town of Tain, Dornoch offers a blend of seclusion, connectivity, and enduring appeal for residents, investors, and visitors alike.





The Property

The Trentham Hotel is a distinguished and historic property, originally built as a staging post on the old 'Poles Road'—once a vital link between Dornoch and Rogart. Now a substantial detached villa of traditional stone construction under a slate roof, the building has been sympathetically extended over the years, blending period character with modern functionality.

A key feature is the large, front-facing extension, now home to a bright and spacious restaurant where guests can dine while enjoying elevated views of the surrounding landscape.

To the rear of the hotel lies a collection of outbuildings of mixed condition, offering significant scope for redevelopment. This area represents a valuable opportunity for a new owner to add considerable value to the property. Subject to the appropriate consents, options could include:

- Conversion into a private residence for owner-occupiers seeking lifestyle accommodation on-site
- Development of dedicated staff accommodation, ideal for seasonal or year-round operations
- Creation of additional guest units, enhancing the overall letting capacity and income potential
- Workshop or studio space for tourism-related activities or artisan enterprises



Given the property's generous footprint and flexible layout, it offers a rare chance to reimagine and expand the site in line with business goals or personal vision. The potential to enhance both commercial offering and long-term capital value makes this a compelling prospect for hospitality operators, developers, or lifestyle buyers seeking a foothold in this sought-after Highland location.

Trade

The Trentham Hotel is supported by a dependable, locally based team, many of whom are long-standing and experienced across all areas of the business. Their flexibility and familiarity with daily operations ensure the hotel runs smoothly, offering reassurance and continuity for any incoming owner.

The hotel trades year-round, with the current owners providing evening meals to both resident guests and local patrons. As is typical in this part of the Highlands, trade naturally slows during the winter months. In response, operating hours are sensibly reduced, and the hotel generally closes for a short period in January to allow for routine maintenance and upkeep.

Bar

Located to the rear of the property, the bar is an attractive and welcoming space with a cosy ambience and seating capacity for 20 to 30 guests. A timber floor, open fire, and a well-equipped bar running along one side create a relaxed and inviting setting. The décor is fresh, with a combination of bar stools, tables, and chairs that cater to both casual drinks and informal dining. Toilets are conveniently located to the right-hand side of the room.

The bar also features a small performance area, ideal for live music or entertainment, which adds further potential to enhance the venue's appeal. While currently underutilised, this space presents a clear opportunity for new owners to expand the hotel's food and beverage offering, attract local trade, and host regular events or themed nights. With a good range of standard bar facilities already in place, the groundwork exists for further development of this area into a vibrant hub of the business.



Restaurant

The main restaurant is situated at the front of the building, accessed directly from the hotel's main entrance. It enjoys spectacular open views over the Dornoch Firth and can comfortably accommodate up to 70 guests. A dedicated bar within the restaurant provides ease of service and allows for controlled, self-contained operation—ideal for both casual dining and private events.

Across from the restaurant, on the other side of the reception area, is a separate breakfast room, which seats up to 26 guests. This space is also well-suited for small private functions, providing valuable flexibility in how the dining offering is structured.

Just inside the main entrance, to the right, is a smaller meeting room—an intimate space seating 10 to 12 guests, perfect for private dining, small group gatherings, or business meetings.

All dining areas are attractively presented, with comfortable furnishings, tasteful décor, and good natural and ambient lighting. The overall atmosphere throughout is relaxed and refined, offering guests a quiet and enjoyable dining experience, distinct from the main public bar.

The restaurant also benefits from dedicated, high-standard toilet facilities, and the main hotel kitchens are conveniently located adjacent to both the restaurant and dining room, ensuring efficient service across all areas.



Letting Accommodation

Entry to the first-floor accommodation is via the main stair at reception.

In total, the hotel offers 6 letting bedrooms which are all light, airy, and well-equipped with attractive furniture. All rooms have comfortable beds and are centrally heated. The in-room services include TV and hospitality trays. The shower rooms are presented to a high standard throughout. The letting rooms are configured as follows:

- **Room 1** – Twin single room
- **Room 2** – Single room
- **Room 3** – Twin single room
- **Room 4** – Twin single room
- **Room 5** – Twin single room
- **Room 6** – Twin single room

Service Areas

The hotel benefits from a well-designed and fully equipped commercial kitchen, ideally laid out to support efficient service. The main cooking line includes a large LPG range stove with oven beneath, an LPG grill with oven under, an LPG hot plate, a single LPG fryer, and multiple microwaves—all situated beneath a stainless steel canopy extraction system with grease filtration.

The kitchen is supported by separate preparation and wash-up areas, enhancing workflow and hygiene standards. A commercial dishwasher is installed, along with ample servery and plating space.



Owner's Lounge



Storage is excellent, with a walk-in fridge, walk-in freezer, and dedicated dry goods store, providing the capacity required for high-volume catering and event service. The layout and facilities ensure the kitchen is well-suited to support both the restaurant and function areas, while offering potential for further development or expansion of food and beverage operations.

Owner's Accommodation

The owner's accommodation is located in a private, secure area to the rear of the hotel. It is accessed discreetly via the dry goods store, situated between the restaurant and public bar. Comfortable and easy to maintain, this self-contained space is ideal for live-in proprietors or on-site management.

Arranged over two floors, the accommodation includes a spacious lounge, large double bedroom, bathroom, and utility room on the ground floor. Upstairs, there is a second double bedroom and a shower room, providing flexibility for family living or guest use.

The wider property benefits from a good level of distributed storage throughout, with dedicated spaces for linen, cleaning supplies, and equipment such as vacuums. There are also separate toilet facilities for guests and staff, supporting efficient and compliant daily operations.





Grounds

The hotel sits within well-maintained grounds that include hard-finished surfaces for both guest parking and service deliveries. A sizeable car park is located directly in front of the hotel, benefiting from sun throughout the day and offering impressive views over the Dornoch Firth. It provides convenient access to the main reception entrance, ensuring a welcoming arrival experience for guests.

To the side of the property, there is direct access to the kitchen, allowing for efficient and discreet delivery of produce and supplies. The public bar also benefits from a separate rear entrance, simplifying logistics for alcohol deliveries and supplier access.

To the west of the hotel lies a private owner's garden, currently used to cultivate vegetables and herbs in raised beds. This area offers scope for expansion as a working kitchen garden or, subject to the appropriate consents, could be transformed into a guest-facing outdoor space—ideal for al fresco dining, drinks, or small events during the warmer months.

The grounds provide a valuable combination of practicality and potential, enhancing both the functionality of the operation and its future development prospects.

Services

The property is well serviced, benefiting from mains electricity, oil-fired central heating, and electrically heated hot water. LPG gas is used for cooking, and the property is connected to mains water, with a dedicated on-site water treatment system in place for drainage.

The hotel is fully compliant with environmental health regulations and features an integrated, hard-wired fire alarm system throughout. In addition, the building is Wi-Fi enabled, providing full connectivity for both operational needs and guest use.

Business Development Options

The Trentham Hotel offers a number of exciting opportunities for new owners looking to expand or enhance the existing operation. Subject to the necessary consents, the following areas present strong potential for future growth:





- Strengthen online presence through targeted digital marketing and booking platforms to increase visibility, attract new guests, and improve operational efficiency.
- Extend bar opening hours to build year-round local trade. Introducing regular live music or events could enhance community engagement and drive repeat business.
- Re-develop the outbuildings to the north of the main hotel into additional guest accommodation, such as self-contained lodges, letting rooms, or staff housing.
- Maximise bar space utilisation by improving layout, introducing themed nights, or offering informal dining to boost revenue.
- Commercially repurpose the owner's garden, with the possibility of creating an attractive outdoor seating area for al fresco dining, drinks, or events—subject to permissions.

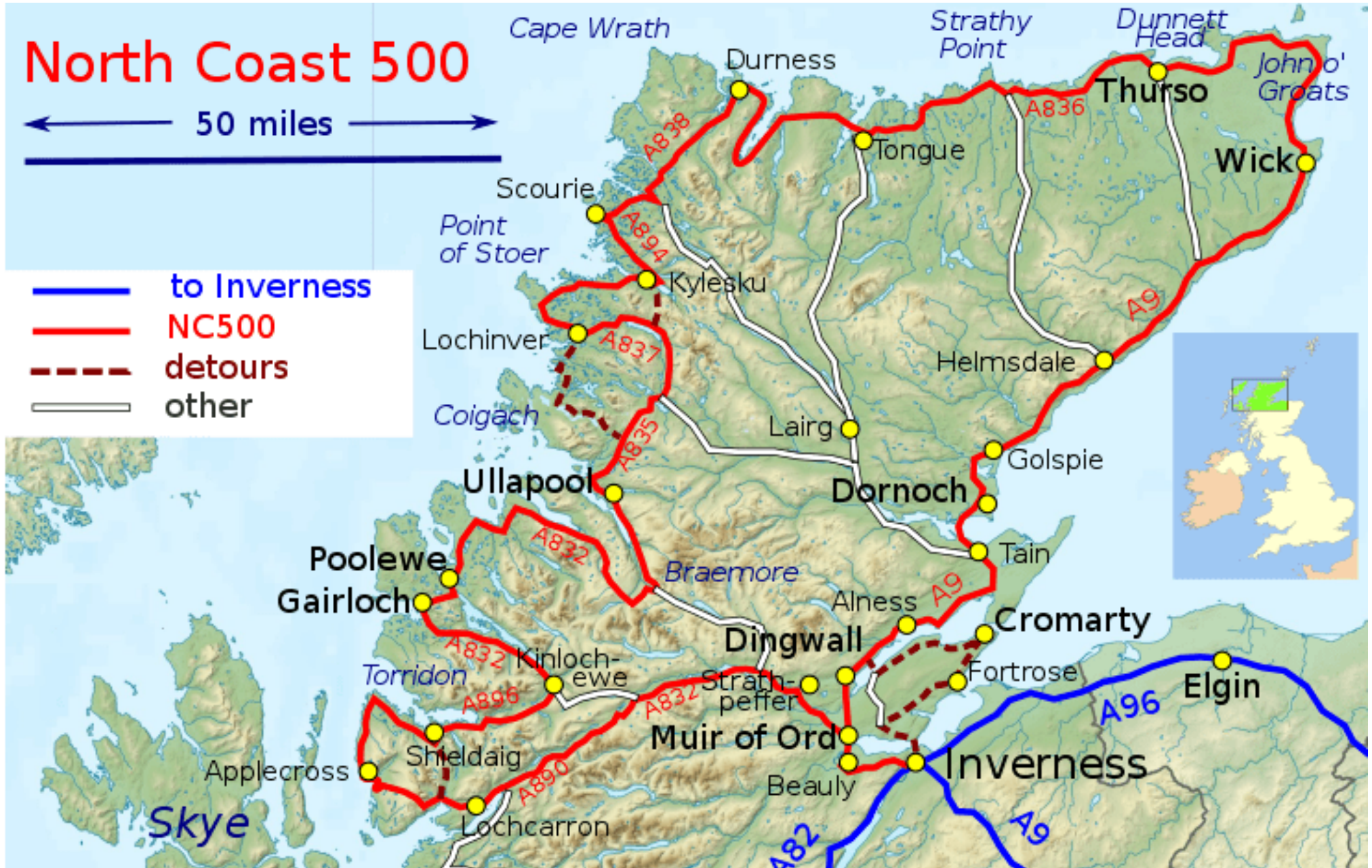
These options provide a strong platform for growth, whether the purchaser is seeking to increase income, enhance guest experience, or reposition the business within the local hospitality market.



North Coast 500

← 50 miles →

-  to Inverness
-  NC500
-  detours
-  other



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, HC/CSER/0192, and a copy of the operating plan is available to interested parties, which details operating practices.

Internet Presence

The Trentham Hotel maintains a solid online reputation, currently holding a 4.3-star rating (Very Good) on TripAdvisor, reflecting consistently positive feedback from guests. The business also operates an active Facebook page, which provides updates, engages with followers, and helps promote seasonal offers, events, and local attractions. These platforms offer a strong foundation for future digital marketing and customer engagement.

EPC Rating

This property has an Energy Performance Rating of 'TBC'.

Title Number

The title number for property is 'TBC'.

Rates

The non-residential apportionment of the rateable value for the business is £18,000 with £2,500 as residential apportionment at April 2020, property reference number 02/04/048600/8.

Plans

Indicative layout plans are available upon request from ASG Commercial Ltd.

Price

Offers over £349,000 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. 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 [///saves.bedrock.tastier](https://www.what3words.com/saves.bedrock.tastier)

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.

