







- Profitable Highland hotel with 8 letting rooms and year-round trade
- Prime position on North Coast 500 with strong transport links
- Recently refurbished and fully regulation compliant
- Strong income from bar, food, and accommodation
- Popular with locals for events and live entertainment
- Awarded Community Hotel of the Year 2025
- Features cocktail bar, restaurant, lounge bar, and beer
- Flexible owner's quarters with potential for expansion
- Strong online presence and guest review ratings
- Freehold property with rates relief and high roadside visibility





## Description

Established in 1904, the Ord Arms Hotel is a landmark former coaching inn, rich in heritage and perfectly positioned in the heart of its Highland community. With prominent roadside frontage and excellent access to both the North and West coasts, it's ideally located for visitors and locals alike.

Operating on a tried-and-tested business model, the hotel is presented in turnkey condition following a series of high-quality refurbishments by the current owners. It offers eight stylish letting bedrooms, plus four additional private rooms currently used by the proprietors—offering flexible options to expand guest accommodation.

A key strength of the business is its huge and loyal local patron base. The hotel is a popular social and dining destination for the surrounding community, providing consistent year-round trade alongside seasonal tourism.

Guests are welcomed with genuine Highland hospitality and a commitment to comfort, quality, and atmosphere. The hotel features the vibrant G & Teas cocktail and whisky bar, the inviting Sidings Bar, the Highland Restaurant, and a cosy snug dining room—all blending contemporary style with period charm.

Culinary offerings showcase the best of local Highland produce, with menus that celebrate regional flavours and support nearby suppliers. This emphasis on authenticity and local connections enhances the hotel's appeal to guests seeking a true Highland experience.

Fully compliant with all current hospitality regulations and enjoying ongoing improvements, Ord Arms Hotel offers a rare opportunity for new owners to take on a thriving, community-supported business with clear potential for further growth.

## Trade

Since acquiring the Ord Arms Hotel just over a year ago, the current owners have made a significant and positive impact, breathing new life into this historic Highland inn. Successfully trading across all traditional hospitality streams—wet sales, food, and accommodation—the hotel enjoys strong support from the local community and a steady influx of tourists during the peak season (April to October).

Renowned for its high-quality, traditional catering, the hotel places a strong emphasis on locally sourced produce whenever possible. A loyal customer base and consistent repeat trade contribute to its year-round stability.

The hotel currently offers eight letting bedrooms. Several have already been refurbished to a high standard, while others retain their traditional character—providing scope for the next owners to modernise and potentially expand the accommodation offering. Occupancy remains consistently strong, supported by a healthy mix of tourism and business-related bookings. Breakfast is offered as an optional extra, giving guests flexibility and the option to enjoy freshly prepared morning meals at their convenience.

The growing popularity of the North Coast 500 route has further boosted demand for rooms in the area, introducing a steady pipeline of new visitors.

Community engagement has been greatly enhanced by the introduction of well-received initiatives such as quiz nights, live music events, set lunch menus, and games day specials. These have significantly increased local trade and improved the hotel's visibility.

In recognition of these efforts, the hotel was awarded Community Hotel of the Year 2025 by the National Hotels of the Year Scotland.

The business benefits from a dedicated website ([ordarmshotel.co.uk](http://ordarmshotel.co.uk)) and a strong online presence via Facebook and TripAdvisor, helping attract both loyal patrons and international guests. The hotel holds a TripAdvisor rating of 4.0 (Good) and a Booking.com rating of 7.3 (Good), reinforcing its solid reputation in the marketplace.

## Reason For Sale

Due to a change in the owners' circumstances, this outstanding business opportunity is now available, offering strong potential for growth and success under new ownership.

## Location

The charming village of Muir of Ord lies near the western edge of the Black Isle, just 13.5 miles west of Inverness and 6 miles south of Dingwall. Ideally positioned on the popular North Coast 500 Tourist Route, the village benefits from a steady stream of both passing and pre-booked trade, making it an excellent location for a hospitality business.

Muir of Ord is a vibrant and expanding community, currently home to approximately 3,000 residents, with a significantly larger catchment area for commercial activity. The village offers a good range of local amenities and shops, alongside community facilities such as the village hall and the well-regarded Muir of Ord Golf Club. This scenic heathland and moorland course, partly designed by James Braid, dates back to 1875, and is complemented by several other renowned courses in the surrounding area.

The wider region is a popular year-round tourist destination, with an abundance of B&Bs, self-catering accommodation, and holiday lets contributing to strong business for the hotel. Outdoor enthusiasts are drawn to the area's opportunities for walking, fishing, and wildlife watching. Major attractions such as Loch Ness, Urquhart Castle, and the West Coast are within easy reach, while Inverness—offering Inverness Castle, Culloden Battlefield, Fort George, and Cawdor Castle—is only a short drive away.

Whisky tourism is also a key draw, with several distilleries in the area, including the Glen Ord Distillery, which offers guided tours and a visitor centre just minutes from the hotel. Muir of Ord also plays host to notable events such as the Black Isle Show—one of Scotland's largest agricultural events—and the Belladrum Tartan Heart Festival, both held annually in August and attracting large crowds.

Muir of Ord benefits from excellent connectivity. The village has its own train station, offering regular services to Inverness and connections to the North and West. Inverness Airport, located approximately 20 miles away, provides both domestic and international flights, supporting the area's strong tourism and business links. A full range of services including schools, hospitals, and welfare support is available in both Inverness and Dingwall.

Ord Arms is within the catchment for Tarradale Primary School and Dingwall High School.



## The Property

Dating back to 1904, the Ord Arms Hotel is a characterful property of traditional construction, built using locally sourced Tarradale stone. Set within its own private grounds and enjoying a prominent roadside position, the hotel offers strong visibility and easy access for guests.

The original building features pitched slate roofing, complemented by more recent modern extensions under flat roofing. Accommodation is spread over two floors, and the property is presented in generally excellent condition throughout.

It is clear that the current owners have invested substantially in the infrastructure of the business, ensuring the hotel is well-maintained, functional, and equipped for continued success.

## Ground Floor

### Entrance

Entry to the Ord Arms Hotel is through elegant, glass-inlaid double doors that open into a welcoming vestibule, setting an immediate tone of historic charm. This inviting space is beautifully decorated, blending classic style with warm, contemporary touches. A comfortable sofa, coffee machine, and tourist information stand provide guests with a thoughtful and relaxing introduction to the hotel.

### Reception

Beyond a glazed inner door lies a spacious, beautifully decorated reception area, complete with soft seating and stairs to the first floor.





## Highland Restaurant and Snug Dining Rooms

To the right of the reception is the charming and light-filled formal dining room, known as the Highland Restaurant. This elegant space boasts generous proportions and features a wood-burning stove set within a striking stone fireplace. Comfortably accommodating 28 covers, it is perfectly suited for breakfast service or formal dining.

Across the inner hallway—also accessible from the bar—is a second, equally inviting dining space known as The Snug. This room offers seating for up to 32 covers and serves as a versatile function room. Regularly used for private events such as celebrations, functions, and funeral teas, it is also ideal for bar meals and private dining. Like the rest of the property, both dining areas are maintained to an exceptionally high standard.





THE WOODS BAR  
BAR RULES

No smoking  
on premises

## Sidings Bar and Beer Garden

To the right of the property, The Sidings offers a relaxed and inviting lounge bar experience for both guests and locals. This charming public space is thoughtfully designed for comfort and sociability, featuring a pool table, jukebox, log-burning fire, and TV—making it the perfect spot to unwind, day or night.

Step through to the attractive beer garden, where neat paving and gravel are complemented by vibrant planters, outdoor seating, and parasols. This well-maintained outdoor space provides a delightful setting for al fresco drinks during the warmer months.

A true community favourite, The Sidings is known for its friendly Highland hospitality. Open from morning until late, it serves an excellent selection of popular beers, craft gins, and fine malt whiskies, creating a cosy and informal atmosphere that encourages conversation and connection.

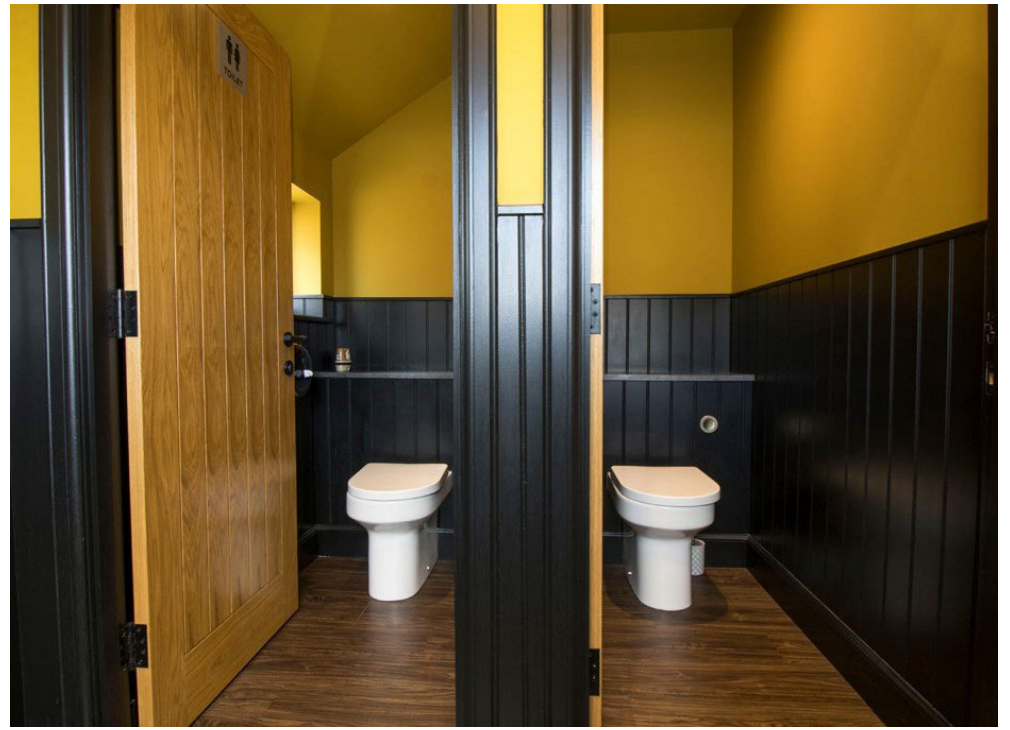
High-quality guest bathrooms are conveniently located just behind the reception area, ensuring comfort and ease of access for patrons.



## G & Teas Cocktail & Whisky Bar with Decking areas

Opened in late 2024, G & Teas Cocktail & Whisky Bar is the property's flagship venue, offering a refined yet relaxed Highland ambiance. By day, the space operates as a welcoming coffee shop, open throughout the week and serving residents and locals a wide range of coffees—including a bespoke roast crafted exclusively for the hotel—alongside a locally supplied selection of green, black, and fruit teas, as well as freshly baked cakes and scones. From 5pm daily, the venue transitions into an elegant bar designed for those seeking a quieter, more intimate atmosphere. Guests can enjoy a handpicked selection of single malt whiskies, premium craft gins, and expertly mixed cocktails. Bespoke "Flights" of whisky or gin provide a guided tasting experience, complete with tasting notes and recommendations. A carefully curated wine list—developed in partnership with trusted wine merchants—caters to a wide range of tastes and budgets, while non-drinkers can enjoy an impressive array of alcohol-free options, including non-alcoholic wines and organic beers. G & Teas delivers a sophisticated and memorable experience, making it a standout feature of the property's hospitality offering. The bar also opens out onto two beautifully decked terrace areas—one intimate and the other a larger, wrap-around space—both charming and visually striking, ideal for relaxed outdoor enjoyment. Unisex toilet facilities are accessed directly from the bar area, ensuring convenience for guests.







## Service Areas

The ground floor features a spacious, modern commercial kitchen, fully equipped with all expected appliances and facilities, including a dedicated wash-up area. It boasts a walk-in chill cabinet, ample freezer space, and separate cold and dry stores, allowing for efficient and high-capacity food production. This setup supports both daily operations and large functions with ease.

The kitchen offers excellent access to all service areas and connects directly to a generous cellar, which also services the G & Teas Cocktail & Whisky Bar located above.

To the rear of the building, a large manager's office and a well-sized storage area are located, along with a staff W.C. The property benefits from extensive storage throughout, ensuring operational efficiency across all departments.

## Staff Accommodation

At the rear of the property, there are three rooms. Two are used currently used as staff accommodation and the other being used as an office. These are serviced by a shower room. Additionally, there are three utility rooms dedicated to laundry services, housing a gas tumble dryer, a hot water tank room, and an oil boiler room.



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## First Floor

### Letting Rooms

All letting rooms are situated on the first floor. Each bedroom is comfortable, attractively furnished, and well-equipped with a television, alarm clock, and tea and coffee making facilities. All rooms are double-glazed and offer en-suite facilities, with the exception of Rooms 3 and 4, which share a well-appointed bathroom. Complimentary Wi-Fi and toiletries are provided for all guests.

They are configured as such:

Room 1	Triple	Ensuite
Room 2	Twin	Ensuite
Room 3	Twin	Shared bathroom
Room 4	Double	Shared bathroom
Room 9	Family (1 double and 1 single bed)	Ensuite
Room 10	Double	Ensuite bath/ shower
Room 11	Double	Ensuite
Room 12	Twin	Ensuite bath/ shower









## Owner's Accommodation

To the left of the first floor, the owners have an apartment which consists of an open plan lounge/kitchen and three bedrooms, with the master benefiting from an en-suite shower room with WC.

## Grounds

The hotel enjoys a prominent roadside position fronting the A832, clearly visible with illuminated signage and floodlighting. It benefits from direct access via a tarmac driveway, providing ample on-site parking for over 30 vehicles.

To the rear of the building, a large garage and additional storage shed offer practical space for operational needs. The laundry and boiler rooms are also conveniently accessible from this area.

Externally, the hotel offers attractive outdoor spaces for guests. To the front, an inviting seating area is especially popular during the summer months. Adjacent to the bar, a charming decked alfresco dining area and beer garden provide a relaxed setting for outdoor enjoyment.

## Services

The property operates with mains electricity, gas, water supply and drainage. The central heating is oil-fired with partial double glazing. The subjects are fully compliant in terms of fire alarm systems and EHO requirements. The property has the benefit of CCTV providing security surveillance.

## 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 reference is HC/CSR/0135.

## EPC Rating

The EPC rating for the hotel G.

## Title Number

The title number for the hotel is ROS208.

## Rates / Council Tax

The rateable value of the business is £15,000 (as at April 2023) however the hotel benefits from rates relief under the Scottish Government Small Business Bonus Scheme, for eligible applicants. The residential council tax banding for the owner's accommodation is 'A' reference number 03/08/058301/8.

## Website

The business maintains an active online presence through its official website [ordarmshotel.co.uk](http://ordarmshotel.co.uk) and a dedicated Facebook page, providing guests with up-to-date information, news, and direct booking options, alongside complimentary Wi-Fi throughout the premises to ensure seamless connectivity during their stay.

## Plans

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

## Price

Offers in the region of £495,000 (Freehold) 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 ///posts.elephant.dizziness

## Viewing

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

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

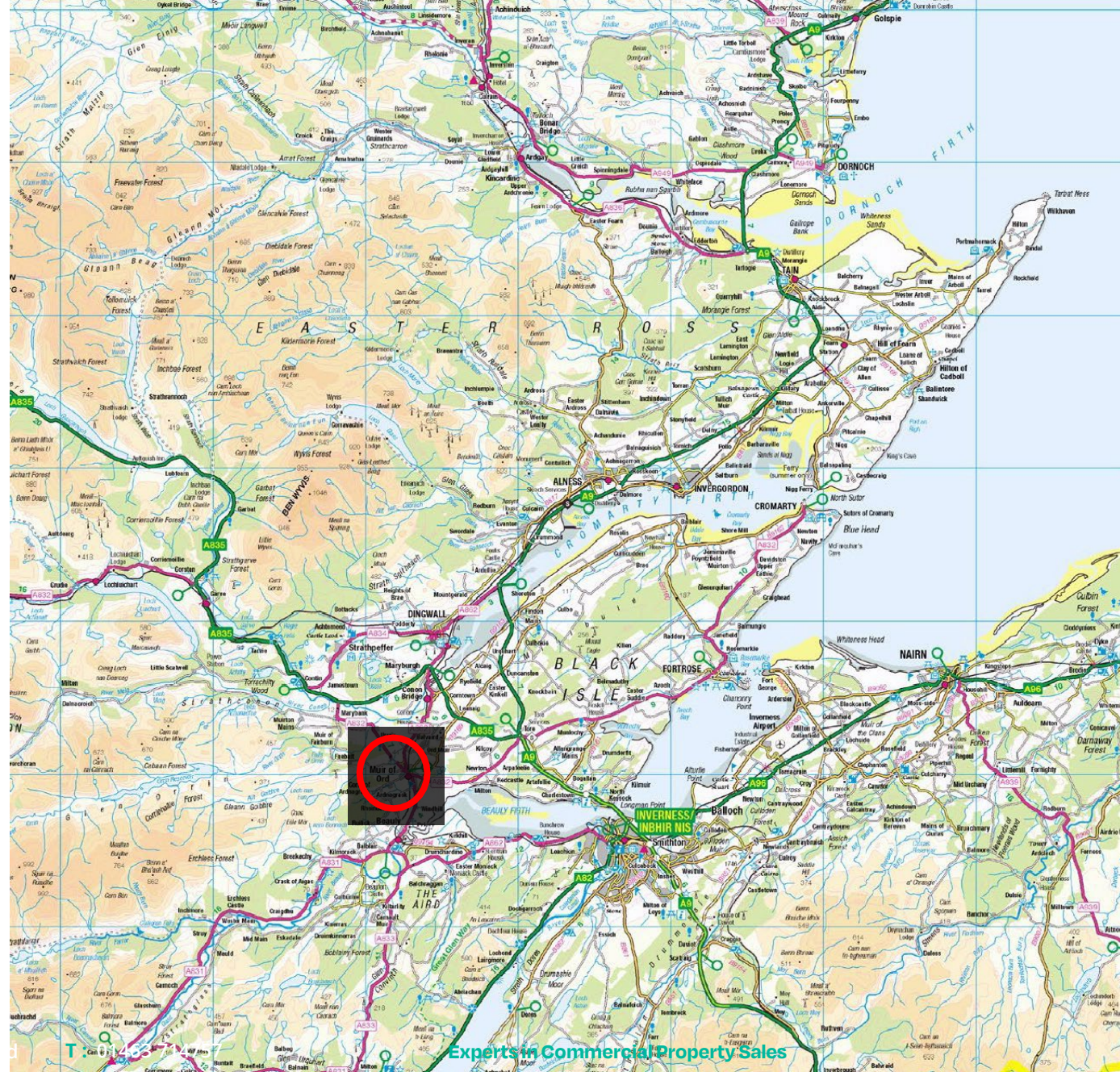
Tel: 01463 714757

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



Inverness  
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W: [asgcommercial.co.uk](http://asgcommercial.co.uk)

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**COMMERCIAL**

Our business is selling your business.