





- Historic 17th-century Inn with 14 en-suite letting rooms
- Public bar, FORTYFIVE Bistro, and whisky tasting room
- Separate four-bedroom owners' lodge
- Prime Auldearn village location with direct A96 access
- Strong year-round trade with multiple income streams
- Excellent online reviews
- Characterful ground-floor property with original features
- Outside space of over one acre with parking and outbuildings
- Scope for events, expansion, and alternative accommodation





Description

The 1645 Inn and Lodge, located in the picturesque village of Auldearn just two miles from Nairn, is a historic and beautifully maintained property. Originally a mill, it was converted into a hotel in 1973, and was rebranded as the 1645 Inn by the current owners in honour of the Battle of Auldearn.

The Inn features 14 comfortable en-suite bedrooms, a welcoming public bar, whisky tasting room, and the acclaimed FORTYFIVE Bistro, combining charm, comfort, and culinary excellence.

A separate four-bedroom owners' lodge provides ideal accommodation for family or staff.

Set on over an acre, this single storey property benefits from plentiful parking and well-tended gardens, making it a versatile and highly desirable business opportunity.

Trade

The 1645 Inn and Lodge offers 14 well-appointed letting rooms, all with en-suite facilities. The business benefits from strong year-round trading, attracting both leisure tourists and business travellers, and resulting in exceptionally high occupancy rates and a high turnover. Revenue is derived from multiple streams, including the highly regarded FORTYFIVE Bistro, a welcoming public bar, curated whisky tasting experiences, and home-cooked meals prepared from scratch using locally sourced ingredients.

The public bar operates Monday to Wednesday from 11:00 to 24:00, Thursday to Saturday from 11:00 to 00:30, and Sunday from 12:00 to 24:00. The Inn enjoys excellent customer feedback, with TripAdvisor rated at 4.5/5, Booking.com at 8.2/10, and Google at 4.7/5.

Reason For Sale

The 1645 Inn and Lodge has been lovingly refurbished and maintained since 2019. Retirement brings this attractive business opportunity to the market.

Location

The 1645 Inn and Lodge enjoy an excellent location in the picturesque village of Auldearn, just two miles east of Nairn, with direct access from the A96, one of Scotland's main east coast routes. This prime position ensures significant passing trade from both tourist and business travellers, providing a steady stream of potential customers throughout the year.

The area is popular with visitors exploring the Moray Firth coastline, nearby distilleries, golf courses, and historic sites, making it a highly desirable location for a commercial Inn.

Auldearn also benefits from a strong local community, falling within the catchment areas of Auldearn Primary School and Nairn Academy, adding further appeal for families and staff. Its combination of visibility, accessibility, and village charm ensures outstanding trading potential and consistent footfall.

The Property

The 1645 Inn comprises a converted mill dating back to the 17th century and features a slate roof and stone walls giving the property its distinctive character and charm.

The entire property benefits from being on one level and over the years, several extensions have been added, including a 6-bedroom wing, which is finished with rendered walls, and primarily a tile pitched-roof extension.

At the front, a welcoming reception area provides an accessible entrance. The east wing houses the FORTYFIVE Bistro, alongside a whisky tasting room and a decked outdoor space connecting the two. The west wing features the public bar, with further outdoor seating available.





Reception

Entry to the Inn is through a glazed external door into an inviting vestibule, which leads via double-glazed doors into the reception area. The tasteful reception is beautifully decorated, featuring wooden flooring, display cabinets, and comfortable soft seating. A reception counter is set into the left-hand wall, separating a private administration office. From here, a door provides access to the public bar, while an archway leads into the corridor connecting the letting rooms.

The Public Bar

The charming and immaculately styled public bar is finished in a refined rustic style. A fully equipped bar serves beer, cocktails, and cider on tap, complemented by sleek bar seating. The space offers a well-balanced mix of tables, bench seating, and plush soft seating, including a cosy snug corner. Restored roof timbers and exposed beams add character, complemented by statement feature lighting and a wood-burning stove. A pool table provides relaxed entertainment, while external access adds practicality without compromising the overall style.



The Fortyfive Bistro

Located to the left of reception beyond the whisky tasting room, the FORTYFIVE Bistro is a fresh and welcoming addition to the Inn. The space is bright and airy, featuring a parquet floor and a Parisian-inspired décor aesthetic. Booth, bar and free-standing seating with tables are plentiful, creating a relaxed and comfortable dining environment. A dedicated bar area includes a coffee-making machine, while a breakfast servery supports smooth morning service.

The bistro menu showcases locally sourced, seasonal produce which is thoughtfully prepared reflecting the warm, small family-run atmosphere of the Inn.

The bistro has doors leading onto the decked outdoor seating area.



Whisky Tasting Room

An external etched glazed door leads into the Whisky Tasting Room from the external deck, a delightfully appointed and characterful space. This area can be accessed from reception. Styled with a strong Scottish aesthetic, the room features comfortable leather sofas, a striking large whisky cabinet, and an oak Dordogne door. Rich tartan carpets complete the setting, creating a warm and refined environment ideal for tasting and relaxed conversation.

Service Areas

The Inn benefits from a spacious commercial kitchen, fully equipped with all anticipated appliances, including a large range with extractor canopy and multiple dedicated food preparation areas. Several full-height fridges and freezers provide ample cold storage.

Additional facilities include accessible toilets with baby-changing facilities, separate male and female guest toilets, a dedicated staff WC, cellar, and generous storage cupboards throughout.





Letting Rooms

The Inn offers 14 en-suite bedrooms, all equipped with en-suite facilities, TVs, central heating, Wi-Fi, tea and coffee making facilities and electric showers. The rooms have been refurbished and present a clean and fresh aesthetic.

Accommodation comprises eight double rooms and six twin rooms, including one fully accessible room (Room 4).

Room 1	Double	Shower
Room 2	Double	Shower
Room 3	Double	Shower
Room 4 (accessible)	Double	Shower
Room 5	Double	Shower
Room 6	Double	Shower
Room 7	Twin	Shower
Room 8	Twin	Shower
Room 9	Twin	Shower
Room 10	Double	Shower
Room 11	Twin	Shower
Room 12	Double	Shower
Room 13	Twin	Shower & Bath
Room 14	Double	Shower & Bath



The Lodge (Owner's Accommodation)

The owners' accommodation is a spacious and inviting four-bedroom home, constructed from timber frame and timber cladding with a tiled roof, complemented by an extension of partial concrete block cladding and dry harling. Spanning approximately 119 m², it offers four beautifully appointed double bedrooms and a bright sun lounge with triple-aspect windows and French doors, complete with a stylish herringbone wood floor. Double doors from the sun lounge lead into a stunning, modern kitchen-diner, featuring a range-style gas hob and cooker, plus a dining area that comfortably seats eight. A handy utility room adds convenience, while the luxurious bathroom boasts a separate shower and bath, dual washbasins, and generous storage. Fully double-glazed and with gas central heating, the Lodge provides a comfortable, elegant, and private living space for the owner.





Grounds

The 1645 Inn and Lodge are set within just over an acre of land, which includes a variety of ancillary buildings and functional spaces. There is a significant terraced area wrapping round part of the front of the building, linking the whisky tasting room and the FORTYFIVE Bistro, and is a short walk from the public bar. This area offers an excellent external guest environment.

On the site, the owners have placed two shipping containers stacked one above the other, accessed via a metal staircase. The upper container serves as the business office, heated by electric panel heaters, while the lower container provides a secure, protected storage area. Additional features of the grounds include a fenced-off bin area, a large wood store, a covered smoking shelter, workshop, several sheds,

and a greenhouse. A defibrillator is also conveniently located on site, adding an extra level of safety for staff and guests.

The car park occupies a significant footprint, some of which could offer development opportunities to the new owners.



Development Opportunities

The 1645 Inn and Lodge offers significant potential for further development and diversification. Previous plans have been drawn up to convert the six-bed wing of the letting rooms into alternative owners' accommodation. The property could also be used to host a wide range of events, including weddings, parties, themed nights, murder mystery weekends, and historical enactment parties. Opportunities exist to expand the food offering,

run pub quizzes, and enhance the leisure experience for guests. The extensive grounds provide scope for glamping pods, dedicated campervan hook-up points, or self-service EV charging points which would create additional revenue streams and broaden the appeal to a variety of visitors.

Services

The property is connected to mains electricity, gas, water supply and drainage. A wood-burning stove is installed in the public bar.

The Inn is served by two commercial gas-fired boilers, arranged to operate in two separate halves of the building, providing flexibility of use. The lodge is served by one natural gas combi boiler, with the gas supplied from a single feed via the Inn. Electricity and gas supplies to the lodge are also taken from a single feed via the Inn. A satellite-based emergency alarm system is installed in the lodge and is linked to the Inn.

Accounts

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

Licence

The business holds licence HC/INBS/206 under the Licensing (Scotland) Act 2005, and a copy of the operating plan, which outlines the premises' operating practices, is available to interested parties. The premises offer alcohol for consumption both on and off the premises and provide a range of services and facilities, including accommodation, conference and restaurant facilities, bar meals, and the hosting of receptions such as weddings, funerals, birthdays, and retirements. The venue also accommodates club meetings, recorded music, live performances, dance facilities, indoor and outdoor sports, televised sports, and outdoor drinking areas.

EPC Rating

The EPC rating for the Inn is G, Ref 0940-1910-6301-6160-6004.

The EPC rating for the Lodge is C, Ref 9211-1010-6204-6561-6907.

Title Number

The title number for the Inn is NRN2331.

The title number for the Lodge is NRN2289.

Rates / Council Tax

The Inn has a rateable value £18,500 at April 2023, property reference number 08/09/024600/3. This includes a residential apportionment of £2,500.

The Lodge has a Council Tax Band of B reference number 08/09/02460/6.

Website

The business has a dedicated website at <https://the1645.co.uk/>

Plans

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

Price

Offers Over £635,000 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 local legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///couches.sundial.admits](https://www.what3words.com/#!/en/@@@couches.sundial.admits)

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.

