

FOR SALE

41-Bedroom, 3-Star Hotel in Historic Village, Popular with Tourists



Crianlarich Hotel

Main Street, Crianlarich, Perthshire, FK20 8RW

Offers Around £1,750,000 – Freehold

Find out more at
www.g-s.co.uk

- Situated at “the Gateway to the Highlands” & West Coast Mainline Railway Junction
- Variety of Bar; Lounge; Restaurant & Function Facilities
- 3 Additional Properties – Presently Used as Further Letting Rooms and Staff Accommodation
- Popular West Highland Way Walk on the “Doorstep”
- Management Accounts for 2024 show a T/O of over £1.3m



INTRODUCTION

The Crianlarich Hotel is a 41-bedroom, 3-star hotel located in the village of Crianlarich, Perthshire, which can be described as “the gateway to the Highlands”. The village of Crianlarich is located in the Loch Lomond National Park, around 8 miles north of the head of Loch Lomond, midway between Glasgow and Fort William, and Perth and Oban. Crianlarich offers its visitors a variety of nature-based activities, with the West Highland Way long-distance footpath passing through the village and the nearby Glen Falloch providing a number of steep-sided hills for the avid Munro-baggers to tackle. 16 Munros (peaks over 3,000 feet) can be climbed directly from the village

The hotel itself has 36-bedrooms and the nearby Glenbruar House offers a further 5 letting bedrooms, all en-suite. On-site staff accommodation is provided via 2 additional dwellings, Laurelbank and Evergreen, and 2 static caravans. Included in the sale there is a field extending to over 5 acres which leads to the banks of the River Fillan, popular for fly-fishing (includes riparian fishing rights), as well as a parcel of land in the centre of the village currently used for overflow car parking.

The Crianlarich Hotel is a great base for exploring the delights of the Highlands and the joy of the West coast of Scotland. The hotel is popular with groups (coach & rail tours) as well as independent leisure travellers and with the location it attracts groups of individuals walking the West Highland Way and munro-bagging in the locality, as well as those seeking the skiing activities at Glen Coe and Nevis Range. The hotel offers a variety of bar, restaurant, function, and lounge facilities to relax and socialise after enjoying the surrounding nature trails and picturesque views. The sellers have owned the hotel for 15 years and have, over the years, refurbished and modernised the premises to an excellent standard, more recently the sellers have installed a brand-new passenger lift.

The availability of the Crianlarich Hotel offers a new owner the opportunity to acquire a popular 3-star hotel in a scenic location with the potential to further develop the business.

THE PROPERTIES

The Crianlarich Hotel is situated on the south of the main road, at the junction of the A85 & A82 main roads, with the mainline railway station a short walk from the hotel. The other houses, the hotel car parking, the field leading to the River Fillan and the overflow car parking are all situated to the north of the A85 road.

ACCOMMODATION SUMMARY

The main hotel entrance leads into reception and reception lounge. The accommodation can be described, briefly, as follows: -

Public Areas

- Reception Lounge (8) with reception desk and office
- Lounge (16)
- Card Room (5)
- Lounge Bar (12) with bar servery
- Highland Lounge Restaurant (66) with feature wood burning fireplace
- Restaurant 2 (56) – breakfast and coach party evening meals

Letting Bedrooms

The hotel has 41-letting bedrooms, in total, to sleep 84 arranged as follows: -

Crianlarich Hotel

36 Letting Bedrooms to sleep 74.

- 3 x Single
- 12 x Standard Double
- 5 x Standard Twin
- 9 x Premier King
- 4 x Premier Twin
- 2 x Family Room
- 1 x Family Triple

Glenbruar House

- 5 Letting Bedrooms to sleep 10.
- 2 x Double
- 1 x Twin
- 1 x Premier Double
- 1 x Premier Twin

All bedrooms en-suite; 10 x bath with shower over; 31 x shower only

Service Areas - Crianlarich Hotel

- Commercial Kitchen - centrally located to serve both restaurants simultaneously
- Dish Wash
- Walk in Freezer
- Range of Stores
- Wine/Beer Cellar
- Laundry/Drying Room
- Biomass Boiler Room

Staff Accommodation

Crianlarich Hotel

- Small double, en-suite shower room

Manager's Flat – Glenbruar House

Within the Glenbruar House, at ground floor level, a manager's flat.

- 2 bedrooms, kitchen, lounge and bathroom

Evergreen

Detached single storey property with corrugated iron cladding.

- 4-bedroom house, with shared WC and shower facilities, plus small garden

Laurelbank

Detached two storey property.

- 4-bedroom house, with kitchen, lounge and 2 bathrooms
- 2 x static caravans





Hotel

Outside

- Decked seating area outside the hotel
- Private drop off area in front of hotel
- 2 x car parking areas adjacent to the Laurelbank and Evergreen houses
- Field to the north of Evergreen House - adjacent to the River Fillan (approx. 5.3 acres)
- Bicycle rack
- EV Charging Station
- Fishing Beat (River Fillan)

TRADE

Management accounts for the y/e 31st October 2024 show a high turnover of £1,379,550 (net).

Accounts will be provided to genuinely interested parties, preferably after a formal viewing of the property.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

<https://www.crianlarich-hotel.co.uk/>

Best Western – 3 Star

Trip Advisor Rating - 4

SERVICES

Mains electricity and water. Heating and hot water via biomass boiler with RHI income. Private septic tank drainage. LPG gas.



Hotel



Hotel



Hotel



Hotel



Hotel

ENERGY PERFORMANCE CERTIFICATE

Crianlarich Hotel – EPC Rating – C

Glenbruar House – EPC Rating - G

Evergreen – EPC Rating - G

Laurelbank – EPC Rating – F

The EPCs are available on request.

RATEABLE VALUE

Crianlarich Hotel - Rateable Value £60,000 (1st April 2023)

Glenbruar – Council Tax Band “F”

Laurelbank – Council Tax Band “D”

Evergreen – Rateable Value - £1,600 (1st April 2023)

TENURE

Heritable (Freehold) / Outright Ownership.

PRICE

Offers around £1,750,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.



Hotel



Hotel





Hotel



Hotel



Hotel



Hotel



Hotel



Hotel



Glenbruar



Glenbruar



Glenbruar



Glenbruar



Glenbruar



Glenbruar



Glenbruar



River Fillan



Laurelbank

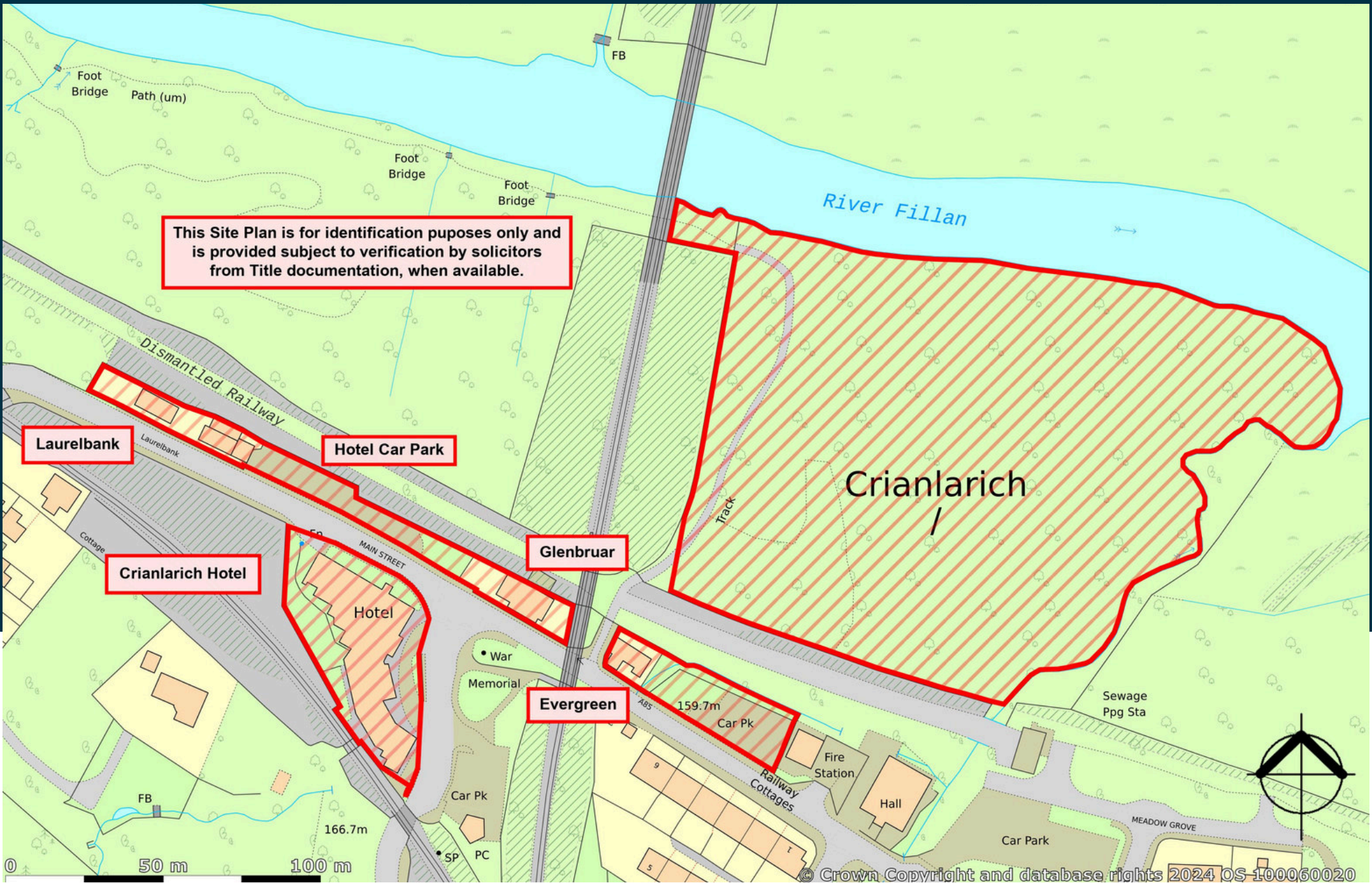


Evergreen



River Fillan

This Site Plan is for identification purposes only and is provided subject to verification by solicitors from Title documentation, when available.



VIEWING

Strictly by appointment only to be made through Graham + Sibbald.
No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

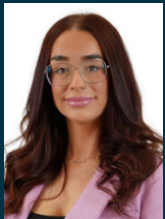
Graham + Sibbald,
40 Torphichen Street,
Edinburgh,
EH3 8JB



To arrange a viewing please contact:



Alistair Letham
Hotel + Leisure - Consultant
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Hotel + Leisure Agent
Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: January 2025

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.