

FOR SALE

Substantial Established Hotel, Function & Leisure Complex



Red House Hotel

Station Road, Coupar Angus, Blairgowrie, PH13 9AL

Offers Over £1,950,000

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



RED HOUSE HOTEL

- **Substantial established hotel, function & leisure complex**
- **20 en-suite letting bedrooms**
- **Prominent A94 roadside trading position**
- **124-cover bar restaurant with glazed conservatory**
- **Function suite for up to 160 guests**
- **Extensive leisure facilities & large private car park (90 spaces)**
- **Owner's accommodation & adjacent development plot**



INTRODUCTION

The Red House Hotel presents an exceptional opportunity to acquire a substantial and long-established hospitality, function and leisure complex occupying a prominent trading position in the heart of Coupar Angus. Set within east Perthshire between Dundee and Perth, and just south of Blairgowrie, the property enjoys a high-profile roadside location on the A94 at its junction with Forfar Road and the A923, with the town centre only a few minutes' walk away. The business offers genuine scale and diversity of income rarely found at this level.

Extended over the years from the original red sandstone building, the property has been thoughtfully developed to provide a wide range of trading areas under one roof, including a 124-cover bar restaurant inclusive of an attractive glazed conservatory with retractable walls, a public bar, and a flexible function suite capable of seating up to 160 guests for weddings, events and conferences. The internal configuration leaves considerable scope for an incoming operator to reconfigure or reposition the offer to suit their preferred business model.

Beyond its food and beverage operation, the Red House Hotel benefits from an enviable suite of leisure facilities, including a snooker room, squash court, pool and darts room, alongside a dedicated leisure facility, all of which broaden the property's appeal across both the local community and the visitor market. Together these multiple income streams allow an operator to drive occupancy, spend per head and trade throughout the year.

The letting accommodation provides immediate and scalable income. Arranged over ground and first floor levels, the 20 en-suite bedrooms comprise 12 family rooms, seven twin rooms and one triple, with executive rooms enjoying viewing balconies. All bedrooms benefit from free Wi-Fi, flat-screen televisions and complimentary Sky Sports coverage, providing a strong platform from which to grow average room rates and occupancy.

Spacious owner's accommodation and a substantial site add further value. The owner's quarters extend over the first and attic floors and comprise three double bedrooms (two en-suite), an office, shower room and lounge areas, while the wider plot provides parking for up to 90 vehicles. An adjacent vacant plot fronting the A94, available by separate negotiation, offers clear scope to extend the bedroom and leisure provision in due course.

Overall, the Red House Hotel represents a rare turnkey opportunity to acquire a long-established, multi-faceted hospitality business of genuine substance. Held in the same family ownership for some four decades, it is brought to the market as the current owners look to retire and pursue other interests, offering proven trading foundations and clear scope for an incoming operator to unlock further value through active management, marketing and development of the wider site.

ACCOMMODATION SUMMARY

Public Areas

- Entrance & Reception
- Bar Restaurant (124 covers) including glazed conservatory
- Public Bar
- Function Suite (up to 160)
- Male & Female WC

Letting Bedrooms

- 20 x en-suite letting bedrooms
- 12 x Family Rooms, 7 x Twin Rooms & 1 x Triple Room

Leisure Facilities

- Snooker Room
- Squash Court
- Pool / Darts Room
- Leisure Facility

Owners/Staff Accommodation

- 3 Double Bedrooms (2 en-suite)
- Office, Shower Room & Lounge Areas

Service Areas

- Commercial Kitchen
- Cellar

Outside

- Private Customer Car park x 90 Spaces
- Adjacent development plot (available by separate negotiation)
- 2 x Coach bays
- 2 x Electric Charging points (2 outlets on each)

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The premises is licenced under the Licensing (Scotland) Act 2005.







SERVICES

We understand the property is served by mains electricity, gas, water and drainage. Interested parties should satisfy themselves as to the services available.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

TRADE

The business trades at a NET Turnover of £1.5m producing a healthy 6 figure profit. Full trading information will be made available to seriously interested parties following a formal viewing.

TENURE

Heritable (Freehold) interest.

RATEABLE VALUE

The Rateable Value, effective 1 April 2026, is £89,000.

[Source: Scottish Assessors — interested parties should make their own enquiries.]

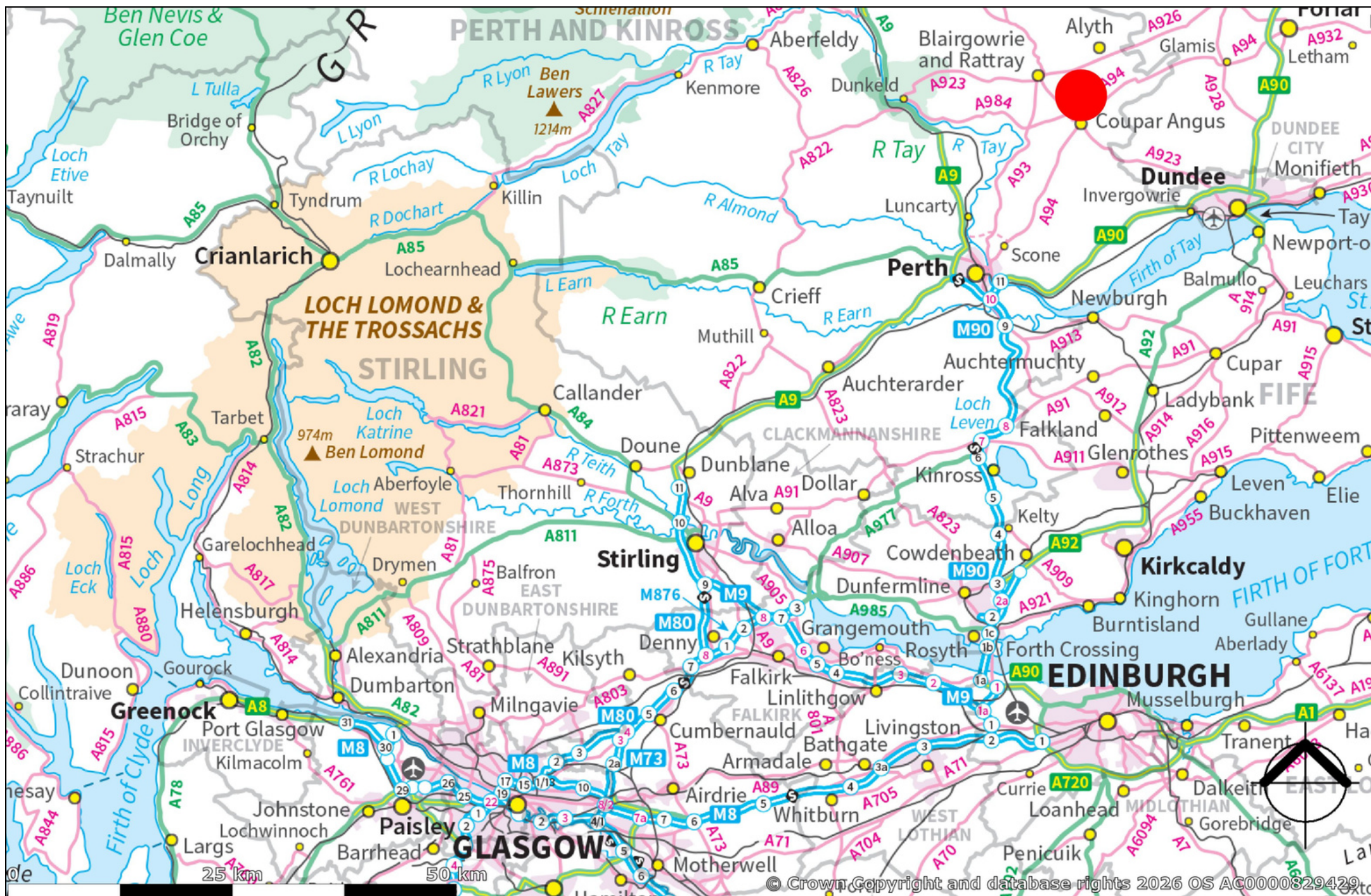
EXCLUSIONS

Personal effects of the vendor.

FINANCE/BUSINESS MORTGAGES

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







PRICE

Offers over £1,950,000 are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

ANTI-MONEY LAUNDERING (AML)

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.



To arrange a viewing please contact:



PETER SEYMOUR

Senior Director – Hotel + Leisure

peter.seymour@g-s.co.uk

07967 551 569

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff. This is a confidential, off-market sale.

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



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.

Date published: **July 2026**

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.