

FOR SALE

Established & well presented 6-bedroom Guest House

 **GRAHAM
SIBBALD**



The Firs

St Andrew's Crescent, Blair Atholl, Pitlochry, Perthshire, PH18 5TA

Offers in the region of £590,000 - Freehold

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

- **Established & well presented 6-bedroom Guest House in historic Blair Atholl**
- **Located close to popular tourist destination of Pitlochry**
- **Great Owners Accommodation & Self-Catering Accommodation**
- **Car parking; large garden & exclusive owners garden area**
- **Lifestyle business trading under the VAT threshold**



INTRODUCTION

The Firs is located in the village of Blair Atholl, in Highland Perthshire, a 10-minute drive from lovely Pitlochry, a great base for exploring whether it's to take in the wonderful views or dive into the wide range of outdoor activities on offer.

Blair Atholl has fantastic scenery with the River Garry flowing through its heart and linking other wonderful villages and glens such as Calvine, Bruar, Killiecrankie and Struan. The village is also home to the impressive Blair Castle which is considered the gatekeeper to the Scottish Highlands. The location brings in almost guaranteed tourist and local trade with the extensive range of activities available.

The Firs is a stunning six-bedroom Edwardian house, with Arts & Crafts Movement features which have been preserved. It has been extended over the years, with a two-storey extension to the rear offering a four-bedroom house, and a large conservatory to the side offering a lovely private owners breakfast room area. To the side the property has a large garden in which is a single bedroom, recently extensively upgraded self-catering accommodation and a secluded private garden for owners exclusive use. The sale of The Firs provides a wonderful opportunity for a new owner to acquire an established and beautifully presented guest house with a great reputation in a popular tourist destination with opportunities to develop and expand the business if wished. There is planning consent completely to rebuild the owners accommodation which could add additional letting suites to the business.

THE PROPERTY

The Firs is of stone construction with accommodation over two principal floors under a multi-pitched and tiled roof. The external walls are harled with a painted finish.

ACCOMMODATION SUMMARY

The hotel's main accommodation is comprised over ground and first floor level and can be summarised, briefly, as follows: -

Public Areas

- Entrance Vestibule & Hall
- Conservatory Breakfast Room
- Sitting Room (Resident's Lounge)

Letting Bedrooms

6 Letting Bedrooms to sleep 12.

- 1 x Twin
- 3 x Standard Double
- 2 x Superior Rooms

Letting bedrooms are arranged over ground and 1st floor.

All ensuite bedrooms; 6 x shower only

Self-Catering Accommodation

Garden Lodge

- 1 x Twin Room
- Accessible wet room
- Sitting Room with kitchenette and dining area

Service areas

- Kitchen
- Laundry

Owners Accommodation (Within the rear extension)

- 4 x Bedrooms
- Snug
- Study
- Bathroom & Shower Room
- Conservatory
- Stores



Outside

- Car Parking
- Large Garden
- Exclusive Owners Garden Area

TRADE

The business trades under the VAT threshold.

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

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

WEBSITE/RATING

<https://www.firs-blairatholl.co.uk/>

Trip Advisor Rating - 5

SERVICES

Mains electricity, water and drainage. Biomass CH which benefits from a Renewable Heat Initiative contract with 13 years to run.

There is no gas in Blair Atholl.

ENERGY PERFORMANCE CERTIFICATE

The Firs – EPC Rating – G, The EPC is available upon request.

RATEABLE VALUE / COUNCIL TAX

The Firs - Current Rateable Value £7,400 (1st April 2023)

(Residential Apportionment £3,300: Non-Residential Apportionment £7,400)

TENURE

Heritable (Freehold) / Outright Ownership.



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 the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.







PRICE

Offers in the region of £590,000 are invited for the heritable (freehold) interest in the property, 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.

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 and Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



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: **April 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.