







- A substantial Victorian bed and breakfast set within the ever-popular city of Inverness
- Easy-to-operate business
- Profitable business with opportunity for further development
- Lifestyle business opportunity
- 4 letting bedrooms currently only trading during summer season
- Licenced for 15 guests
- Prominent trading location on a major arterial route, in the capital of the Highlands with ease of access to a wide range of facilities and amenities
- Includes 7 bedrooms, 7 bathrooms and 2 public rooms
- Separate log cabin in the garden grounds
- Off-road parking plus public parking close-by
- Part of the property would benefit from modernisation to enhance profitability and long-term value







Description

Bosta Bed and Breakfast is an attractive late-Victorian property dating from around 1900. This property has a substantial footprint and should be considered as a must-view option for anyone wishing to own a large property with strong business potential in a popular area of Inverness. Presented in excellent condition this property offers new owners the opportunity to develop a sound trading entity whilst having a spacious home. The property offers a mix of accommodation; 7 bedrooms, 7 bath / shower rooms, 3 lounges / dining room as well as a log cabin in the garden. All letting accommodation is presented to a good level although new owners may wish to stamp their own personality on the owners' accommodation. This property offers a superb home and income earning proposition in an outstanding location.

Trade

Trading from a most prominent location, the business successfully operates as a 4-bedroom guest house deriving trade from the many holidaymakers who visit Inverness and the surrounding areas. Whilst trading seasonally, the business enjoys a good level of profits whilst extending the operating period would offer the opportunity to build on that solid foundation. Tourism is a key income stream of trade for many B&B's in Inverness. The area attracts a high level of visitors who wish to play golf, fish, undertake walking and climbing holidays or partake in a more sedate excursion of the Highlands taking in the many sites and historical features. The property is a mere 10 min drive from Loch Ness. Bosta trades between April and October through the owners' choice. However, there is capacity to trade year-round as demand for accommodation from visitors and business-to-business related activity remains positive during the winter months.

The current owners utilise various online booking platforms to promote their business including Visit Scotland. Currently there is not a dedicated website for the business. The location and stature of the building is such that it is easy to locate for those who have booked and the casual passer-by seeking accommodation.

Reason For Sale

The present owners purchased Bosta in 2019 and have enjoyed their time operating the business. However, it is their desire to retire from hospitality and pursue a new venture that brings this opportunity to the market.

Location

The centre of Inverness is a few minutes' walk from the guest house and ideally situated for those either visiting nearby shops and restaurants or working in the city. Inverness has extensive facilities for visitors, boasting numerous golf courses, an excellent indoor swimming complex, cinema, bowling and ample opportunity to enjoy evening entertainment at a range of venues which includes Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre is an ongoing testament to Bonnie Prince Charlie's final futile attempt to gain the throne in 1745/6. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles, the property is ideally situated to allow guests to undertake their odyssey of the Highlands, being within easy reach of a wide range of visitor attractions. Inverness is a vibrant and growing city and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established hospitality businesses and ensures a year-round trade.

Inverness is also a popular city in which to live with a vibrant cultural offering and the presence of many social and entertainment venues close-by. The city also has excellent communications links (bus and rail station, with the airport 15 minutes' drive away). Schooling in Inverness is plentiful plus UHI provides a wide-range of tertiary level courses. The welfare amenities in Inverness are also excellent with a major hospital plus many outreach services.

The Property

The original aspects are of traditional stone construction under a pitched slate roof with modern extensions to the side and rear. The original subjects were built c1900 and we understand the extension to the owners' accommodation was completed around 1980. Bosta Bed and Breakfast is a substantial detached villa which sits over 2 floors. The property is deceptively spacious with accommodation being laid out across two floors.

Accommodation

Entry to the property is via a substantial outer door which leads into a vestibule and then into a spacious reception / lounge with gas fire and tiled hearth. The reception / lounge displays a degree of character and charm reflected throughout the property. This room also provides the guests with access to the stairs to the first floor where the guest bedrooms are located. This is a flexible space which is currently used as a breakfasting area for guests.







Bedrooms

In total the guest house has 7 spacious bedrooms. Currently the three bedrooms on the ground floor are utilised entirely by the owners with the letting bedrooms located on the first floor. The letting rooms are equipped with comfortable beds and tea & coffee making facilities, television etc. All guest rooms are presented to a good standard. Bedrooms are configured as follows:

First Floor

Bedroom 1	Family (double and bunk) with en-suite shower room
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Bedroom 2	Twin with sole use shower room across the hall
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Bedroom 3	Double bedroom with ensuite
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Bedroom 4	Double room with ensuite
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Next to the room 2 shower room is a second shower room which is currently being used as a store.

Owners Accommodation

The owners currently utilise the majority of the ground floor for personal use, with the breakfasting area being part of the reception of the property. The property is extremely flexible and could be reconfigured to the needs of new owners.

To the right of the reception area is a spacious and bright lounge, currently used by the owners, which could be reconfigured as a guest breakfast area.. This attractive room has a feature gas fireplace. There is a well-appointed kitchen with wall and floor-mounted units also benefitting from a range cooker and other fitted appliances. Off the kitchen is a utility area with washing machine and W.C. Adjacent to the kitchen is a spacious room which the current owners are



utilising as a store / office. This is an attractive light and bright room which is accessed from the kitchen and benefits from direct access to the front and rear gardens.

There are 3 bedrooms to the rear of the property on the ground floor as well as 2 shower rooms.

Grounds

Benefitting from excellent signage, Bosta is a substantial property operating from a strong trading location in the City of Inverness. With an attractive stone wall to the front aspects, the main building has a prominent facade and offers easy access with a gravel in/out driveway with parking to the side of the building leading to a fenced garden to the rear of the property. The rear aspects are set to an enclosed spacious garden which are currently home to a large rabbit enclosure.

Log Cabin

There is a large log cabin (extending to around 5.3m x 4.7m including the covered deck area). This has a lovely rustic feel and is a beautifully finished open plan area. The space contains a king size bed, open plan living / dining with a small kitchen area to the side. There is also a well-appointed separate shower room, WI-Fi and TV.

Services

The property benefits from mains electricity, gas, water and drainage. Central heating throughout and hot water is gas fired. Heating is supplemented with gas fires in the reception lounge and dining room. The property has a domestic rated fire alarm system. The main property benefits from Wi-Fi throughout. The building has a mix of double and single glazing.





Trade

Website

Bosta Bed and Breakfast does not have a bespoke website and is a development opportunity for the business going forward.

Short Term Letting Licence

The property has a short term letting licence (for 3 years) for 15 guests, number HI-51402-F

EPC Rating

This property has an Energy Performance Rating of E.

Accounts

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

Rates / Council Tax

The guest house has a rateable value £9,450 as at April 2023 (property reference number 06/06/344003/4) and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The residential aspects are Council Tax Band 'B'.

Price

Offers around £425,000 are invited for the heritable property complete with 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 ///master.dozed.kind

Viewing

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

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

T: 01463 714757 (5 Lines)

E: admin@asgcommercial.co.uk

W: 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.

