

Vermont Guest House, Grampian Road Aviemore, PH22 1RP

HPS Commercial are delighted to be able to bring to the market, this popular family operated guest house in a great location in this all year round holiday village. The business has been operating in excess of 28 years offering comfortable Bed & Breakfast accommodation with 6 letting bedrooms and adjoining self-contained owners accommodation. There is extensive parking with additional outbuildings that maybe suitable for further development. Distant views to the Cairngorm Mountains. All amenities and attractions are nearby including Championship Golf Club, conference and leisure centre and the River Spey.



- Total of six letting bedrooms with four en-suite & two standard rooms.
- Dedicated one bedroom owners apartment adjoining.
- Bright breakfast room / serving area
- Spacious rear kitchen / extensive worktops / utility / office.
- Toilet, family bathroom, laundry area, linen and storage cupboards.
- Oil central heating/LPG fireplace
- Combination double and secondary glazing.
- Extensive garage/workshop with power & lighting / heated.
- Pavior finish driveway parking to side and rear.
- Commercial sale of business in its entirety.

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STATION SQUARE GRAMPIAN ROAD
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Offers over £565,000 are invited

Aviemore – Highland, Scotland

This internationally renowned all year round holiday resort has excellent facilities for both summer and winter and is within the Cairngorms National Park. Sporting facilities include several golf courses, mountain biking, fishing in the river Spey and an established snow-sports programme at Cairngorm & the Lecht. The village is on the main rail line from Inverness / London and is just off the A9 trunk road. Recent conference centre and retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular year round destination.

Vermont Guest House is a detached property (built circa 1985) located in a prime trading location on Grampian road in Aviemore. It has been extended to create dedicated owners accommodation in 1995 and offers tremendous scope to offer clients a "turn-key" lifestyle business purchase in this popular all year round holiday resort. The 1½ storey property has an established trading base & website (included in the sale) business providing comfortable Bed & Breakfast accommodation over two floors within good sized low maintenance gardens. There are a total of 6 letting bedrooms - four bedrooms with en-suite shower rooms and two standard rooms with vanity areas & shared bathroom. Attractive breakfast / dining room with 16 covers & serving area. Large rear kitchen / preparation area / office. The owners operate on a seasonal trading B & B basis only with some additional scope to extend the services on offer and a possible extension to the trading year and consequent enhanced income.

The entire property and outbuildings are well maintained and easy to operate from its central location within one of the most popular year round holiday resorts in Scotland. The adjoining owners accommodation benefits from being self-contained with large lounge, bathroom/shower and double bedroom with extensive hallway storage area & cupboards. The property has secondary lighting & a current Fire Certificate – copy available on request. Broadband / Wi-Fi installed throughout. Oil fired central heating throughout with a recently installed oil boiler – serviced regularly. Heating/ hot water boiler with wall mounted radiators throughout. There is a combination of double & secondary glazing and a current commercial EPC Report. The garden area is mostly laid to grass and the extensive driveway is laid with pavements to provide extensive side and rear parking. There are three additional garages / workshops with power and lighting and heating has been installed to one garage. There may be scope to develop this area further.

The business is being sold as a going concern with any commercial information being made available to any potential purchasers via their professional advisers after viewings have been undertaken.

The business sale is due to a retirement scenario and accordingly the sale will include all fixtures and fittings together with all appliances & furnishings required to operate the ongoing Bed & Breakfast business. For the avoidance of doubt, this includes all window blinds, curtains, floor coverings, light fittings, beds, linen / laundry equipment together with all kitchen appliances and associated equipment.



Ground Floor
Main entrance into hall reception area.



Reception Hallway

Bright hallway with visitor information display/ stairwell to first floor bedrooms. Hall through to further ground floor bedrooms and public areas.

Breakfast room

Bright and spacious with dining for 16 covers. LPG fireplace. Service station for breakfast / catering. Access to laundry store off and hall access to owners private accommodation.

Kitchen / utility / laundry / office area

Bright and airy spacious room with comprehensive range of storage units and extensive work surfaces. Fully equipped including all electric appliances/equipment including dishwasher, fridge, freezer, cooker / ceramic hob, washing machines, tumble dryer, microwaves, toasters etc. External rear door out to parking / garden area and dedicated oil fired boiler room. Timber stairwell upstairs to first floor landing. Linen / storage cupboards.

Toilet W/C



All rooms are pleasantly furnished and decorated to a comfortable standard. Heating is by wall mounted radiators in all bedrooms and en-suites. Wall mounted TVs, tea / coffee making facilities. Wi-Fi Internet in all bedrooms.

Bedroom 1 - first floor

Double bedroom with en-suite shower/WC.



Bedroom 2 - first floor

Twin bedroom with en-suite shower / WC.



Bedroom 3 - first floor

Family room comprising double and twin single beds.
En-suite shower / WC.



Bedroom 4 - ground floor

Standard double with vanity area.



Bedroom 5 - ground floor

Standard double with vanity area.



Family shower-room - ground floor

Large walk in electric shower / WC / wash basin.

Bedroom 6 - ground floor

Family bedroom - double and single / en-suite electric shower WC.



Owner's accommodation

Adjoining the main residence to the rear with access from the main dwelling is the comfortable owners accommodation. This one bedroom self-contained apartment has its own private access and comprises: one good sized fitted double bedroom, bright lounge, bathroom / shower / WC. Hallway storage cupboard. Internal hallway with attic hatch / storage. Fire system control panel for building. It is double glazed with shared central heating and hot water from main building. Telephone & Sky/TV point. Internal hallway with attic hatch / storage. Fire system control panel for entire building.

Council tax : Owners accommodation rated at band A, £847.22 per annum. Business rating main building, £4410 per annum. Small business bonus may be applicable.

Garden / parking

The surrounding garden is mostly laid to grass with pleasant frontal views. Bin storage, oil storage tank, LPG canister point. Additional boiler room at the rear of the property.

Garage / Workshop

The three separate rear units have power and lighting and one is connected to the central heating system. The area where they are located lends itself to a multitude of potential uses, subject to planning / building standards consent via Highland Council.



OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Any commercial information will only be released to the respective purchaser's solicitors / chartered accountants, subject to viewing the property and their solicitors note of interest.



Services

Mains electricity, water and drainage, telephone, satellite dish & TV points / broadband.

Commercial EPC

Band G. Certificate available on request.

Viewing

Is strictly by arrangement with the sole selling agents, Highland Property Services by pre-arranged appointment only. Please confirm any pre-arranged viewings at least 24 hours prior.

Date of entry

By mutual agreement with the sellers seeking a prompt settlement date.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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