



Offers Over
£425,000
(Freehold)

Mansefield Guest House
Hillview Drive, Corpach, Fort William, PH33 7LS





An outstanding example of a stunning Victorian property and excellently presented 4-Star Scottish Tourist Board 4-Star AA Guest House with stunning views towards Ben Nevis

Situated close to Fort William within the Great Glen and on 'The Road to the Isles', the business offers an excellent trading location within a charming community

Uncomplicated "home and income" lifestyle business opportunity, enjoying a mainly seasonal trade due to personal preferences, with sound profitability

Includes 5/6 attractive ensuite bedrooms and stylish public areas, plus owners' accommodation on the ground and attic floors

Well-maintained garden grounds extending to c1/3rd acre, ample parking (7 cars) plus garage

DESCRIPTION

Mansefield Guest House is an attractive property enjoying a charming position benefiting from spacious grounds, with sweeping panoramic views towards Fort William and the Nevis mountain range including Loch Linnhe. This former Church Manse which retains a number of original facets, dates from 1851 and is located approximately 4 miles from Fort William. Graded 4-Star Visit Scotland and 4-Star AA, this Victorian-era guest house is easily accessible and has generous parking as well as abundant outdoor space for guests and owners to enjoy the natural beauty on show. This spacious property offers a warm and friendly welcome where comfort and quality feature highly.

A true must-view property for anyone wishing to own a prestigious business with spectacular views, Mansefield Guest House presents an outstanding home and income business opportunity. The owners take great pride in presenting their charming property to guests, ensuring they receive a particularly warm and friendly welcome.

This easily run, highly profitable, guest house offers 6 well-presented en-suite letting bedrooms. The owners have significantly upgraded and improved the property to a creditable standard providing a genuine walk-in business opportunity, reflecting the 4-Star gradings. The owner's accommodation is set to the 2nd (attic) floor but there is scope to utilise a letting room for family use if required. The property comes with a spacious dining room and lounge.

LOCATION

From a strong and prominent trading location on the busy A830, the business is situated 4 miles from Fort William. Mansefield Guest House is well located in a sustainable and attractive tourist area. Fort William is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep-sea lochs, the area hosts some of Scotland's most spectacular scenery and with it a host of birds and wildlife. Miles of unspoilt countryside provides terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Nevis Range adds skiing to the list. The popularity of the area for winter sports complements summer tourism to drive strong levels of trade.

Fort William is a thriving town with a wide range of social amenities plus many facilities and services including schools, medical facilities, shops, financial services, recreational amenities etc. as well as a rail and bus station. The A82 which is about a mile away is the arterial route which goes to Inverness in the north and Glasgow in the south. Thus, the location of the guest house allows access to the wider Highlands allowing guest to undertake an odyssey of this beautiful region.



TRADE

Trading from an exceptionally prominent location, the business operates as a quality 4-Star VisitScotland and 4-Star AA guest house providing an enviable level of service and facilities as noted on several review sites. The business is only 4 miles from Fort William, the outdoor capital of the UK. The 6 letting bedrooms are all spacious and well-appointed and Mansefield Guest House has established itself as a popular business, resulting in a constant stream of regular trade with many repeat visitors who have visited this excellent business over many years. Trading mainly from Easter to October, the present owners have worked relentlessly and closely with other local hospitality specialists and the general business community, building a strong reputation.

The business generates trade from the many holiday makers who visit Fort William and the surrounding areas. The owners previously offered an evening meal service which they have ceased to do except in the case with regular visitors. Tourism, a key driver of trade, includes the many guests who play golf, fish, undertake walking and climbing holidays, enjoying both road and mountain biking or partake in a more sedate excursion of the Highlands, taking in the many sites and historical features. A significant source of income is the Great Glen Way walking and cycling route. The guest house is located on the 'Road to the Isles' and as a result there is significant income generated by those going to the Western Isles and the many places of interest along the way. The vendors utilise on-line and commission-based portal websites resulting in high occupancy levels throughout the main season. The business is supported by a well-structured website which highlights a range of other professional associations and accolades plus utilises the booking platform (evivo). The business is also well-presented on social media.

The business operates below the VAT threshold and provides a good level of profitability. However, there remains some scope for new owners to develop trade further should they so desire by operating year-round and expanding the evening meals trade should they so wish. The current owners do not employ staff. The location and stature of the building is such that it is easy to locate and the business is well-signposted. Forward bookings for the 2022 season are looking very positive, providing a basis for sustainable income going forward.

REASON FOR SALE

The vendors purchased this charming property in 2002 and have carried out extensive works to enhance the interior aspects and infrastructure of the building. The owners have now decided to relocate and therefore bring this desirable property and lifestyle business to the market.

THE PROPERTY

Of traditional construction, built in 1851, Mansefield Guest House is a substantial detached villa, of stone construction under a pitched slate roof.

The property is deceptively spacious with accommodation being laid out across 3 levels, benefitting from double glazing throughout. The property has been extensively upgraded and tastefully decorated by the present owners.



CUSTOMER AREAS

Entry to the property is via a substantial outer door which leads into a vestibule and thereafter through an inner door is a spacious reception hallway. The hallway exudes the character and charm so well reflected throughout this Victorian building. Of note is the high quality of décor and fixtures and fittings within the property. To the left of the hallway is the bright and spacious guest lounge which is set to soft furnishings etc with double aspect windows affording good levels of natural lighting; this room is currently retained for owners use. The lounge has a Victorian feature wrought iron and tiled fireplace. The dining room to the right of the hallway is set to 5 tables, also with double aspect windows. With a wood-burning stove, the dining room is a cosy and warming space.





LETTING BEDROOMS

In total the business has 6 quality en-suite letting bedrooms. Bedroom 6, located on the ground floor and off the main hallway, is an ideal room for less-able guests.

All bedrooms are presented to a high standard and benefit from modern en-suite facilities. In room amenities include tea & coffee making facilities, Freeview television, hairdryers, towels, and controlled heating.

The bedrooms are configured as follows:

Room 1 - Double with en-suite shower room

Room 2 - Twin / Super-king with en-suite shower room

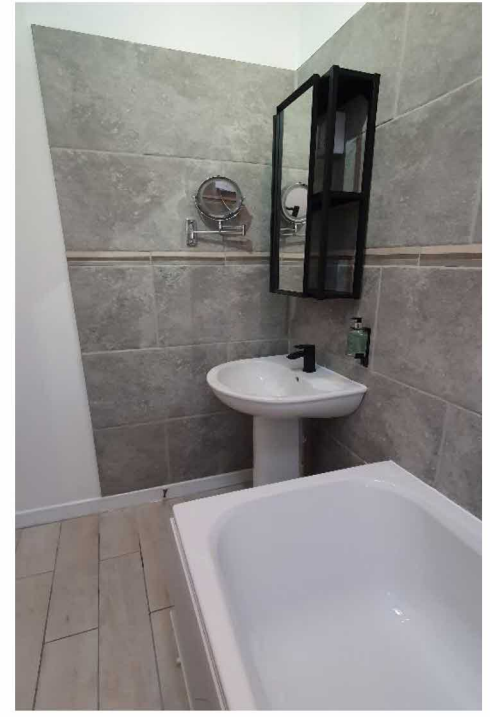
Room 3 - Single with en-suite shower room

Room 4 - Twin / Super-king with en-suite shower room

Room 5 - Twin / Super-king with (newly renovated) en-suite bathroom

Room 6 - Double (Ground Floor) with en-suite shower room and feature fire place, currently utilised by owners









OWNERS ACCOMMODATION / SERVICE AREAS

The owners utilise the ground floor of the guest house, retaining for their own use bedroom 6, which is an en-suite bedroom. They also make use of the lounge, resulting in the ground floor creating a private living space, separate from the guest areas.

Further accommodation for owners is located on the attic floor currently configured as an office/study and lounge/bedsit area plus toilet facilities.

In order to maximise income in the summer months owners may choose to relocate to the attic area and let out the room on the ground floor in the peak season. In both these attic rooms are velux windows. In addition, on the ground floor there is a shower room retained for owners use.

The kitchen is situated on the ground floor off the main hallway and has a good selection of modern wall and floor units. For cooking there is an oil-fired range, a new wall mounted double oven and an induction hob. There is a utility room fitted with 2 washing machines and 2 dryers.





GROUNDS

With excellent signage, Mansefield Guest House is a substantial property set within about 0.3 of an acre. Benefitting from a prominent location within an attractive village setting, the grounds are mainly laid to tarmac drive and parking areas, with lawn gardens. The front lawn, which is south facing and private, is used by guests and the rear lawn is private for family use. There is parking for 7 vehicles. There is a timber garage which benefits from electric lighting and power points.

SERVICES

The property benefits from mains electricity (3-phase), water and drainage. The kitchen has an induction hob and oil-fired range; there is no gas. The hot water boiler is oil-fired.

There are supplementary in-room panel heaters. The business complies with environmental health requirements and is fire compliant. The property has Wi-Fi throughout.



PLANS AND ROOM SIZES

A plan of the property and room sizes are available upon request from the selling agent (ASG Commercial).

TRADE

Trade is presently operated below the VAT threshold but to a commendable level generating a high level of profitability. Full accounting information will be made available to interested parties subsequent to viewing

WEBSITE

www.fortwilliamaccommodation.com.

EPC RATING

This property has an Energy Performance Rating of 'F'.

RATES / COUNCIL TAX

The rateable value of the business is £8,000 as at April 2017. The property benefits from 100% rates relief under the Small Business Bonus Scheme with a payment liability of £zero for eligible owners. The residential elements have a council tax banding of A.

PRICE

Offers Over £425,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



FINANCE & LEGAL SERVICES

ASG Commercial 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 map insert.

VIEWING

All appointments must be made through the selling agents: ASG Commercial, 17 Kenneth Street, Inverness, IV3 5NR

T:

E:

W:

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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