



FORTINGALL HOTEL & COTTAGE

FORTINGALL | ABERFELDY | PERTHSHIRE



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Fortingall, Aberfeldy, Perthshire PH15 2NQ

A handsome 19th Century 'Arts and Crafts' style hotel in Highland Perthshire, where period charm and quality modern appointments combine, to allow for the provision of timeless hospitality with an abundance of character.

Fortingall Hotel presents the rare opportunity to acquire an 11-bedroom hotel with a prominent place in the cultural heritage of the Upper Tay Valley and an enduring reputation.

- 11 en-suite bedrooms
- Well-proportioned, finely appointed accommodation, including two dining rooms, a lounge, and a library.
- Atmospheric Public Bar, 'The Ewe' – a popular local attraction in its own right.
- Prominent position in the idyllic Perthshire village of Fortingall – known for its thatched cottages, Celtic connections, and the Fortingall Yew – a tree thought to be 5,000 years in age and the oldest in the world.
- Glorious setting by the mouth of Glen Lyon – often cited as one of Scotland's most beautiful glens.
- Close proximity to Loch Tay, Kenmore, and Aberfeldy.
- Highly popular leisure & tourist location, with ready accessibility from Scotland's major cities and airports.
- Excellent opportunities to increase the scale of the business.
- Pre-Covid t/o c. £430,000 (net) – currently trading on limited opening.

SITUATION

The village of Fortingall is located at the head of Glen Lyon, one of Scotland's longest and most beautiful Glens, and is perhaps most famous for its Yew Tree, which is thought to be over 5,000 years old and has an international reputation for being the oldest tree. The village commands a superlatively scenic setting – with idyllic thatched cottages and the pretty church, set against arresting and verdant scenery of the Upper Tay Valley. With its 19th Century 'Arts and Crafts' style architecture, the settlement owes much of its enamouring aesthetic appeal to the work of the highly regarded Victorian architect, James MacLaren, who was commissioned to rebuild much of the village by Sir Donald Currie, shortly after his purchase of Glenlyon Estate. The efforts of MacLaren, who is said to have been of great influence to Charles Rennie MacIntosh, were carried on by his partners William Dunn & Robert Watson after his death c. 1890 and Fortingall Hotel is understood to have been completed in 1891 – a complete remodel of the old village inn.

Nearby towns include Aberfeldy, Kenmore and Pitlochry, which gives Fortingall an excellent position for tourists, sportspeople and visitors to use as a base. The popular town of Aberfeldy, is within

easy striking distance, and is renowned for its scenic beauty, in particular The Birks of Aberfeldy, made famous by Robert Burns' poem of the same name. The town caters to the demands of the wider rural hinterland and is also well-established as a tourism "honey-pot". It is suitably well-appointed with an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical services and a golf course. The Birks cinema, which was rescued and rebuilt by the community in 2003, has become a popular regional destination, screening the latest film releases, as well as live feeds from events at institutions such as the National Theatre, Bolshoi Ballet, and Metropolitan and Royal Opera Houses.

Despite its location in the Scottish Highlands, the property is remarkably accessible. Loch Tay's central position in Scotland, almost half way between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are all within comfortable reach. The nearby A84 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Pitlochry Railway Station has train services to these cities. Both cities offer airports which can be accessed from the property in under two hours.





ACCOMMODATION SUMMARY

Fortingall Hotel

Public Areas

Reception Hall
 Dining Room (50 Covers)
 Library
 Guest Lounge
 The Ewe Bar
 Yew Room – private dining / function room.

Letting Bedrooms

11 Letting Bedroom to sleep 22 (all with en-suite facilities)
 9 x Double
 2 x Twin

Service Areas

Good sized Commercial Kitchen
 Prep/Wash Up Room
 Chef's Office
 Office – Wine Store
 Basement Cellar – Beers and wines
 Laundry Room on 2nd floor
 Boiler Room
 Walk-in Chillroom in rear Steading.
 Dry Goods and Fridge/Freezer Store in rear Steading.

Private Second Floor Flat

Living Room; Kitchenette; 2 bedrooms;
 Bathroom

Exterior

Extensive garden area to side and rear of the hotel, and parking area.

Steading Cottage

Cottage

Kitchen/Lounge; 4-bedrooms; 2 bathrooms

Currently utilised as management accommodation, but with scope for conversion to further let accommodation (subject to acquiring the necessary permissions, warrants, and consents etc).

Exterior

3 x Garage Stores in Steading courtyard
 Ample car parking in Steading courtyard– private & shared

The property is available for sale as a whole, or without the steading cottage and garaging.

THE PROPERTY

Constructed in the late 19th Century the 11-bedroom Hotel is constructed over 3 principal floors all under a traditional multi-pitched slate covered roof. The impressive façade of the hotel is finished with traditional harling and a paint finish and is animated with charming features including crow-stepped gables and dormer windows. The approach and entrance to Fortingall Hotel impress a sense of arrival – the main door sheltered by a handsome sandstone portico with its name engraved onto the entablature in Celtic style font. The Fortingall Hotel is Historic Scotland Grade B Listed.

Decoratively, the hotel has been finished to a high standard. Its well-coordinated interior has been curated to chime with the heritage of the building and the scenic, rural setting - working fireplaces with elegant period mantelpieces and a woodburning stove all foster a warm atmosphere, while tartan and tweed have been tastefully employed in the carpeting, curtains, and blinds. The collection of fine public rooms are defined by generous period proportions and include two dining rooms, a South-facing lounge, and a library. A welcoming yet suitably impressive entrance, the reception hall serves as both reception and foyer and is lent atmosphere by an open fireplace with an elegant mantelpiece and dentilled corning. The 11 guest bedrooms feature restful, neutral wall colours and carpets and all have en suite facilities with quality modern fixtures and neutral tiling. Those set against the southerly elevation share in the far-reaching views across the valley.



The hotel's garden is a particularly notable asset, sweeping around the West elevation and extending Northwards to the rear. The spacious lawns are the ideal amenity space for guests to indulge in the picturesque scenery and provide a superb setting for alfresco entertaining, against the striking backdrop of the Upper Tay Valley. To the front of the plot, there is a driveway with customer parking.

The plot of Fortingall Hotel, as well as the steading cottage and its accompanying garaging, extends to approximately 0.81 acres. There may be scope for the development of ancillary accommodation within the plot, subject to acquiring the necessary consents.

TRADE

Trading accounts for the year ended 31st May 2019 show a turnover of £430,566 (net of VAT).

Subsequent years have been effected by the Covid-19 lockdowns and restrictions and more recently the business, for personal management reasons, has traded on a limited opening basis. There is continuing good demand and resident proprietors could undoubtedly re-establish the business to the Pre-Covid levels and develop even further.

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

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE & RATINGS

www.fortingallhotel.com
Ambassador – Heart 200
Trip Advisor – 4.5

SERVICES

Mains electricity and water. Private (village) drainage. LPG gas. Heating and hot water from 2 gas fired boilers. Fibre optic WiFi

ENERGY PERFORMANCE CERTIFICATE (EPC)

Fortingall Hotel - EPC Rating G

RATEABLE VALUE

Fortingall Hotel - Rateable Value - £34,400 (1st April 2023) (Apportioned : Non-residential £29,200; Residential £5,200).

TENURE

Heritable (Freehold) / Outright Ownership

GENERAL REMARKS AND INFORMATION

Sale & Exclusions

Offers are invited for the heritable (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.

Exclusions:

Personal effects and furniture of the vendors, paintings, wall hangings, and ornaments. Standard industry items held under lease or lease purchase arrangements.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co. 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

No approach to be made to the property or staff.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

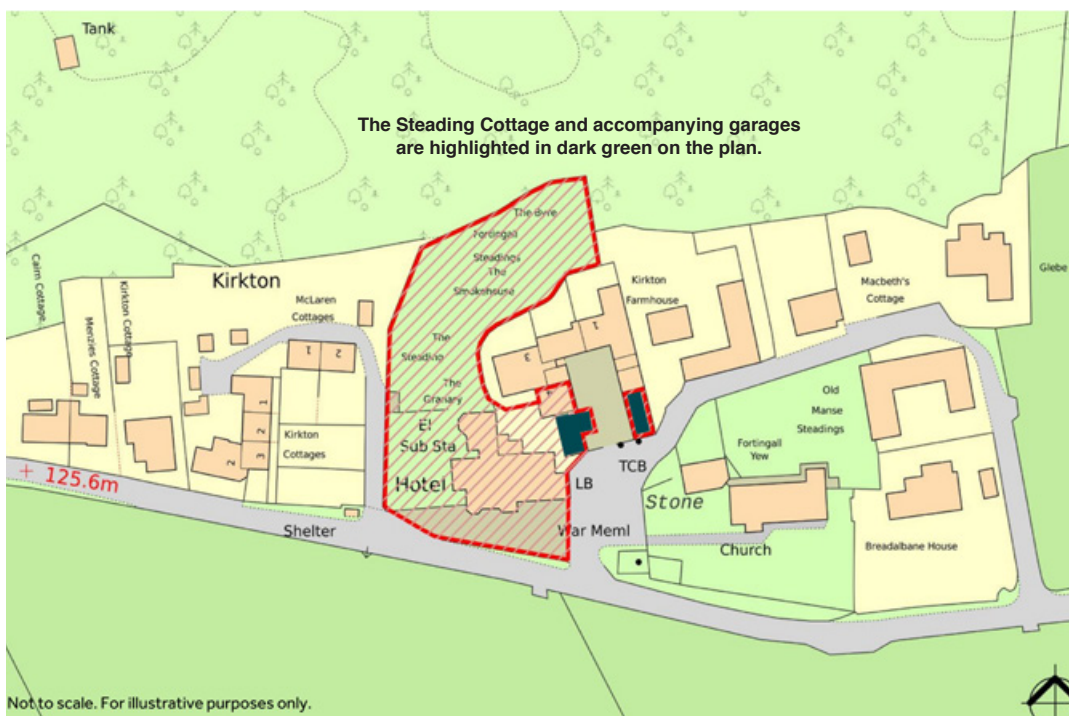
Special Note

There is an electricity sub station in the garden, against the western boundary.

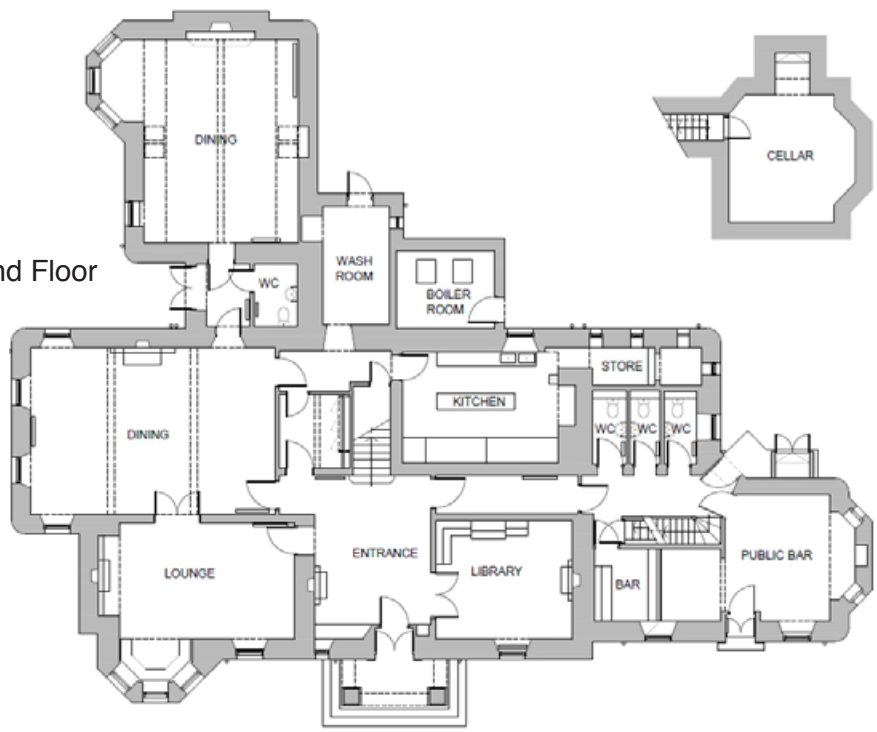
Photos understood to date to 2021.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.



Ground Floor



Seading Cottage



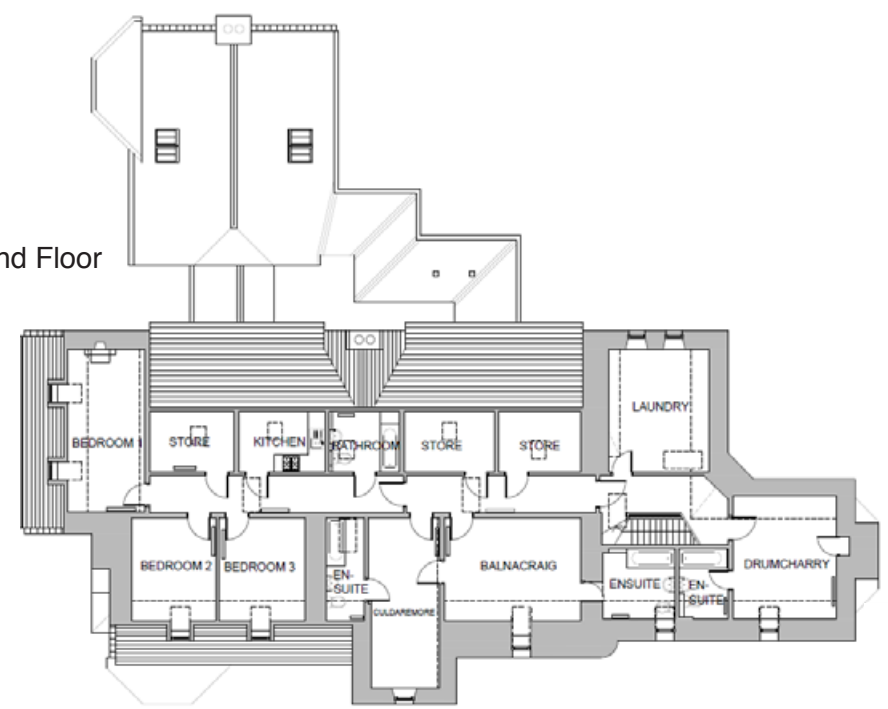
GROUND FLOOR PLAN

FIRST FLOOR PLAN

First Floor



Second Floor





Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and= that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





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Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.