

DM HALL

For Sale

**Rare Opportunity -
Hotel/B&B in Popular
Tourist Town**

**Craigrossie Hotel,
1 High Street,
Auchterarder,
PH3 1DF**



**328.33 SQ M
3,534 SQ FT**

Property Details

- Within the affluent tourist town of Auchterarder
- Recently refurbished and move-in ready
- 6 spacious guest rooms plus self-contained apartment
- Commercial kitchen
- Rear beer garden and private car park
- Redevelopment opportunity for private residence or multiple apartments

LOCATION:

The town of Auchterarder is a highly desirable location situated in central Scotland between Perth (13 miles east) and Stirling (21 miles south west) via the A9. The town is conveniently positioned within a 1 hour drive of Glasgow, Edinburgh and Dundee; making it accessible for all the Scottish Central Belt. This charming Perthshire town is renowned for its history, local community and surrounding natural beauty. The town is popular for holidaymakers and locals for its thriving town centre, walking and cycling trails, golfing and fishing.

Auchterarder is affluent and sought after, with a thriving economy based on tourism and local businesses. Its famous High Street, one of Scotland's longest, boasts a variety of independent shops, cafes and bars/restaurants with very low vacancy rates. The world-famous Gleneagles Hotel and Golf Resort attracts premium market guests globally by offering championship grade golf courses, luxury spa facilities and fine dining. Auchterarder is also a haven for outdoor enthusiasts with the surrounding Perthshire countryside. Walking, cycling and nature-watching trails are in abundance offering stunning views of the surrounding landscape. This serves as a popular centre for tourists offering true Scottish experiences in local culture, golf, scenery and outdoor pursuits all within a charming historic town.

Set proudly at Number 1 High Street, the property benefits from a town centre location within easy reach of local amenities. Neighbouring properties comprise a mix of retail, leisure and residential.

The location of the subjects is shown on the appended plan.





Property Details

DESCRIPTION:

Craigrossie Hotel is a category B-listed stone building standing over three levels.

Externally the property is smooth-rendered and painted white with highly visible signage above a traditional and decorative main entrance. The roof is pitched and slated with incorporated mansard-style dormer windows. To the rear is a sheltered patio, formerly used as a hot tub facility, leading to a demised beer garden with modern outdoor furniture and garden shed. The subjects benefit from an exclusive car park accessed from Hunter Street, offering 10 spaces to guests and staff.

Internally, the Craigrossie Hotel has been refurbished to provide modern yet traditional hotel/bed and breakfast accommodation. The ground floor comprises lounge and dining facilities for guests together with a self-contained apartment suitable as owner's accommodation. Upper floors comprise 3 guest rooms each with en-suite or exclusive bathrooms on each floor. Further specification includes:

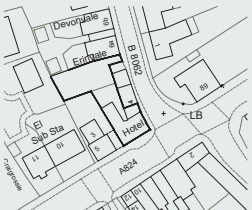
- Commercial kitchen and scullery
- Laundry room
- Accessible WC on ground floor
- Double glazed windows achieved with listed building consent
- New and improved shower pumps
- Integrated fire alarm system
- Apartment / owner's accommodation
 - Exclusive front & rear entrance
 - Bright living room with kitchen area
 - Dressing room
 - Modern bathroom
- 6 generously sized modern bedrooms
- Modern en-suite / bathrooms exclusive per bedroom
- Rear beer garden and car park
- Residents' lounge and dining room

ACCOMMODATION & FLOOR AREAS :

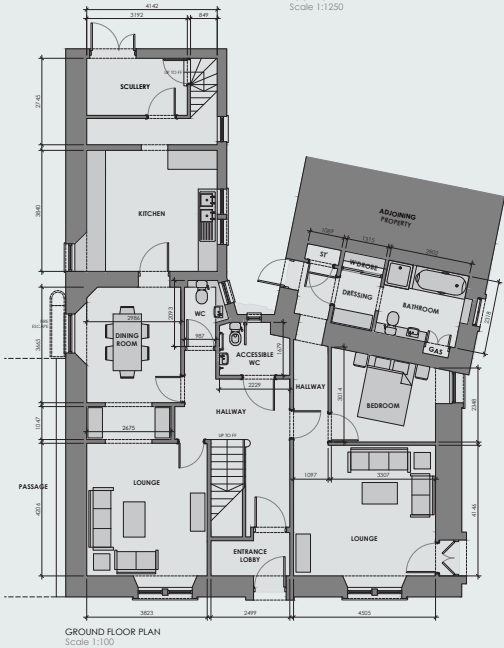
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

FLOOR	SQ M	SQ FT
Ground	135.59	1,459
First	119.18	1,283
Second	73.56	792
Total	328.33	3,534

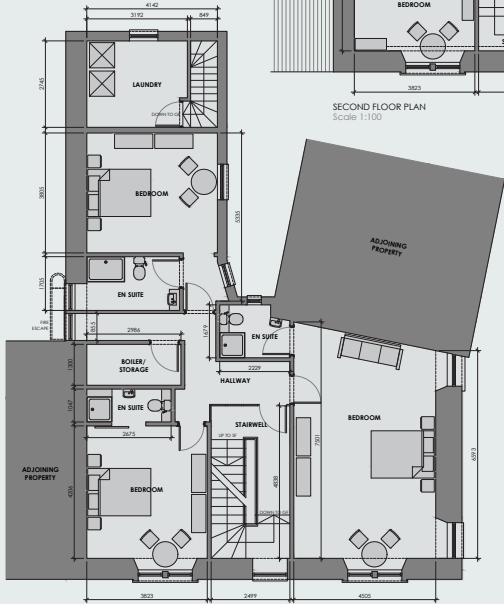
GENERAL



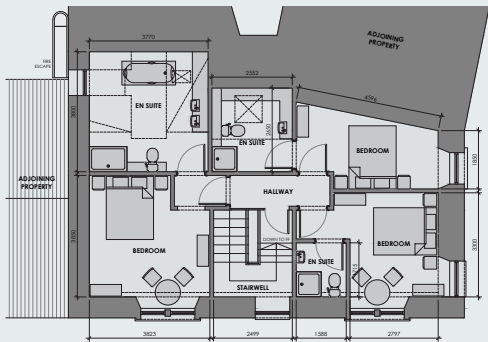
LOCATION PLAN
Scale 1:1250



GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



SECOND FLOOR PLAN
Scale 1:100



All dimensions to be verified on site.

Any discrepancies in printed drawings to be brought to attention of architect for clarification.

All references to construction works carried out on site to be brought to our attention prior to carrying out work.

© 2021 Aaron Fraser is the author of this document and owns the copyright to it. This document may not be reproduced in any form in whole or part without the prior written permission of Aaron Fraser.

Project Title: Craigrossie Hotel
Client: Lesley Mott
Site Address: Craigrossie Hotel 1 High Street, Auchtermadar, PH8 1DF

Drawing Title: Ground Floor and First Floor Plan
Drawing Number: EXT-25-001
Scale: 1:100 @ A3
Drawn: AF
Rev: /
Date: 26.05.25

AARONFRASER

Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,700.

It should be noted under the terms of the Small Business Bonus Scheme, the property is eligible for 100% rates relief.

PRICE:

Offers in the region of £425,000 are invited for the benefit of our client's freehold interest.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents Sadik Chowdhury at DM Hall:-

ANTI MONEY LAUNDERING:

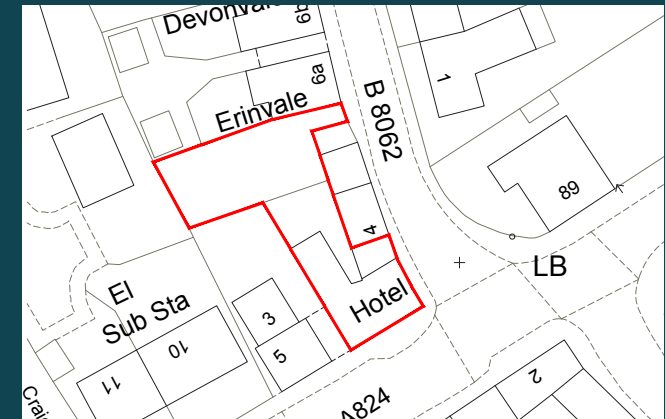
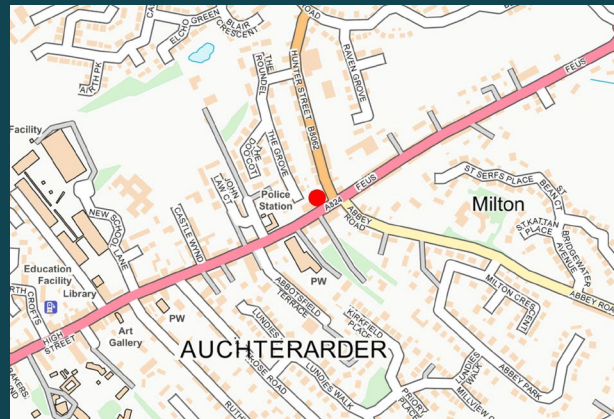
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



Regulated by

RICS



Make an enquiry

DM HALL

DM Hall Commercial

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury

dundeeagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors