



# SQUARE

THE SQUARE, TOMINTOUL, BALLINDALLOCH, AB37 9ET

Welcome to **Hotel Square**, a delightful hotel nestled in **the heart** of the **Cairngorms National Park**.

HOTEL

SQUARE





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The business is a popular and well-established hotel and restaurant which has been trading extremely successfully under the current management operation. The current set up is only trading with 10 – 11 guest rooms however the hotel has the potential off around 22 – 26 letting rooms subject to refurbishment with bathrooms suites to be added. This would allow huge potential for growth to the next owner (Trading information will be made available following a formal viewing).

Hotel Square offers potential buyers a fantastic opportunity to purchase a popular and well-established hotel/restaurant in a highly sought-after Highland village location only 5 miles from the famous Lecht Ski resort. The business benefits from good trading figures even with reduced occupancy and presents many possibilities for new owners to increase turnover due to the current reduced room availability of only 10 bedrooms.

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#### GROUND FLOOR

- Entrance foyer/reception area
- Spacious restaurant and bar with cosy fireplace seating area
- Fully equipped industrial kitchen
- Large dining/games room
- Events space/function room with toilets and large storage area, an ideal wedding or party venue



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**FIRST FLOOR**

- Gents and ladies' toilet
- Laundry room

**2<sup>ND</sup> FLOOR**

- 11/12 rooms dependent on set up, 10 currently active and set up as guest rooms with en suite bath or shower rooms.

**3<sup>RD</sup> FLOOR**

- 1 single room with en suite bathroom (ideal as a staff bedroom)

**4<sup>TH</sup> FLOOR**

- 7 en-suite rooms plumbed and new electrics but need refurbishment

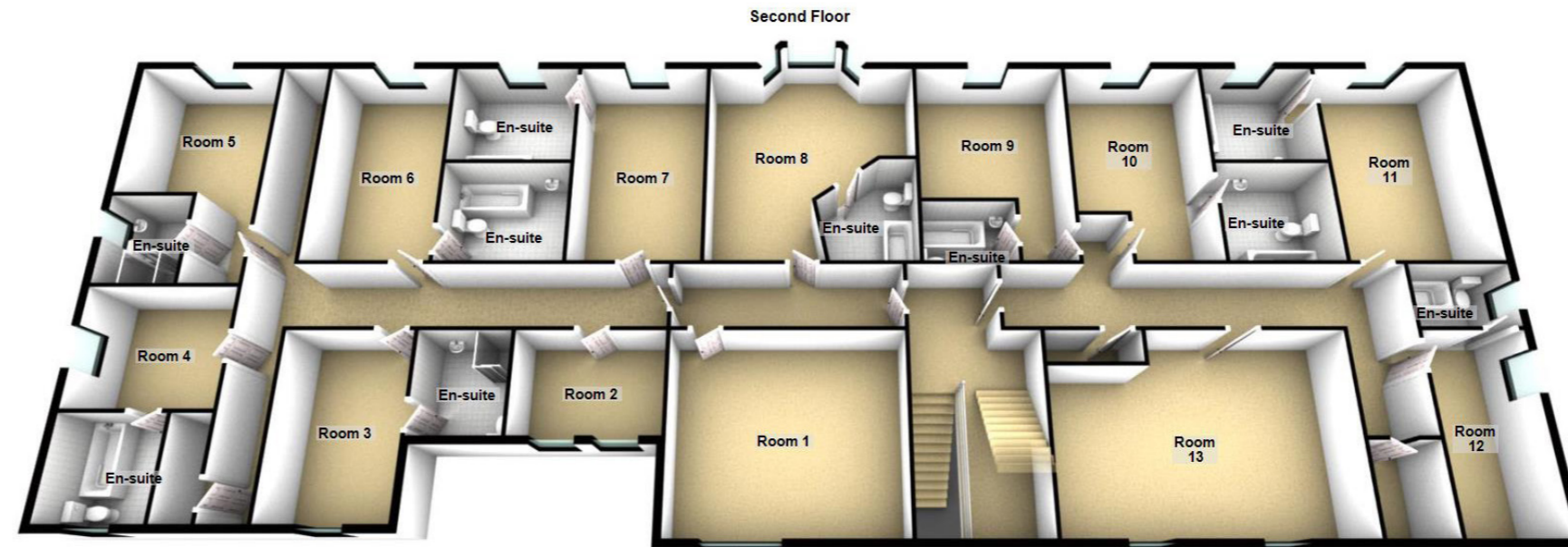
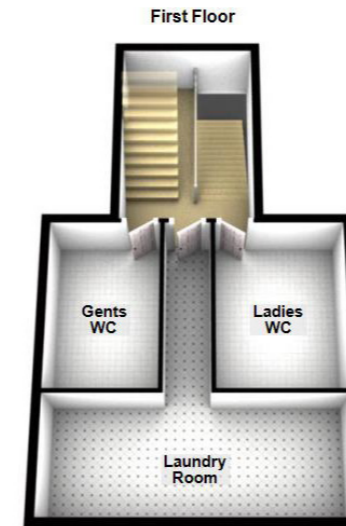
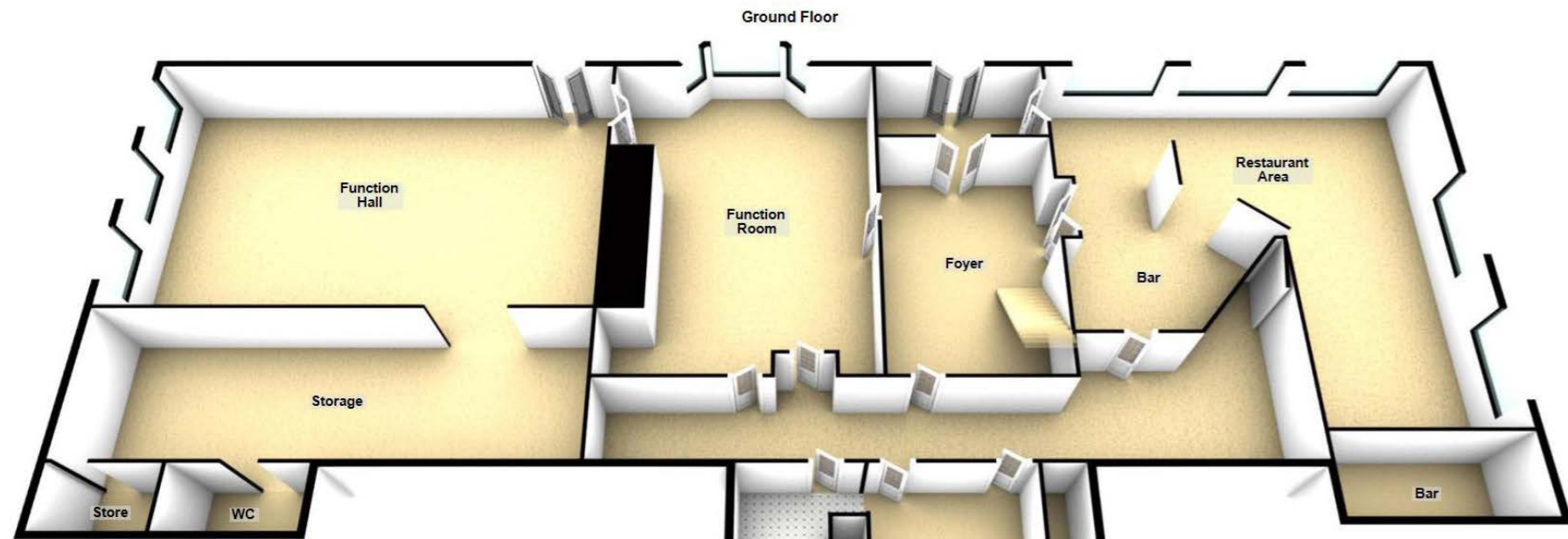
**TOP FLOOR**

- 7 rooms on the top floor require full refurbishment









Approximate Dimensions  
(Taken from the widest point)

**GROUND FLOOR**

Foyer	7.00m (23') x 4.40m (14'5")
Restaurant Area	10.80m (35'5") x 10.20m (33'6")
Function Room	9.40m (30'10") x 6.80m (22'4")
Function Hall	12.00m (39'4") x 7.50m (24'7")
Storage	12.00m (39'4") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.00m (6'7")

**FIRST FLOOR**

Ladies WC	3.70m (12'2") x 2.80m (9'2")
Gents WC	3.70m (12'2") x 2.40m (7'10")
Laundry Room	6.40m (21') x 2.50m (8'2")

**SECOND FLOOR**

Room 1	5.30m (17'5") x 4.60m (15'1")
Room 2	3.40m (11'2") x 2.40m (7'10")
Room 3	4.30m (14'1") x 2.90m (9'6")
En-suite	2.40m (7'10") x 2.10m (6'11")
Room 4	3.40m (11'2") x 3.00m (9'10")
En-suite	2.40m (7'10") x 2.40m (7'10")
Room 5	6.20m (20'4") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.90m (6'3")
Room 6	5.10m (16'9") x 3.00m (9'10")
En-suite	3.00m (9'10") x 2.50m (8'2")
Room 7	5.10m (16'9") x 3.10m (10'2")
En-suite	3.00m (9'10") x 2.50m (8'2")
Room 8	5.10m (16'9") x 5.00m (16'5")
En-suite	2.60m (8'7") x 2.40m (7'10")
Room 9	4.80m (15'9") x 3.60m (11'10")
En-suite	2.30m (7'7") x 1.50m (4'11")
Room 10	4.70m (15'5") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.30m (7'7")
Room 11	4.80m (15'9") x 3.60m (11'10")
En-suite	2.70m (8'10") x 2.30m (7'7")
Room 12	4.30m (14'1") x 2.40m (7'10")
En-suite	2.20m (7'3") x 1.50m (4'11")
Room 13	6.77m (22'2") x 4.60m (15'1")

Approximate Dimensions  
(Taken from the widest point)

#### THIRD FLOOR

Room 14 6.20m (20'4") x 4.30m (14'1")  
En-suite 2.40m (7'11") x 1.90m (6'3")

#### FOURTH FLOOR

Room 15 4.60m (15'1") x 3.70m (12'2")  
Room 16 3.80m (12'6") x 2.60m (8'6")  
En-suite 4.00m (13'1") x 2.70m (8'10")  
Room 17 4.80m (15'9") x 3.70m (12'2")  
En-suite 2.70m (8'10") x 2.50m (8'2")  
Room 18 4.80m (15'9") x 3.20m (10'6")  
En-suite 3.60m (11'10") x 2.30m (7'7")  
Room 19 4.70m (15'5") x 3.60m (11'10")  
En-suite 3.00m (9'10") x 3.00m (9'10")  
Room 20 4.70m (15'5") x 3.60m (11'10")  
En-suite 2.90m (9'6") x 2.30m (7'6")  
Room 21 4.60m (15'1") x 4.50m (14'9")  
En-suite 3.50m (11'6") x 1.60m (5'3")

#### FIFTH FLOOR

Room 22 3.10m (10'2") x 2.70m (8'10")  
Room 23 4.50m (14'9") x 2.90m (9'6")  
En-suite 2.20m (7'3") x 1.50m (4'11")  
Room 24 4.90m (16'1") x 2.90m (9'6")  
En-suite 2.20m (7'3") x 1.50m (4'11")  
Room 25 3.20m (10'6") x 2.90m (9'6")  
En-suite 2.40m (7'10") x 1.40m (4'7")  
Room 26 3.60m (11'10") x 3.20m (10'6")  
En-suite 3.20m (10'6") x 2.70m (8'10")  
Room 27 5.10m (16'9") x 4.50m (14'9")  
En-suite 3.90m (12'10") x 2.80m (9'2")  
Room 28 4.20m (13'9") x 2.80m (9'2")  
En-suite 2.20m (7'3") x 1.60m (5'3")



The subjects are connected to main supplies of water, gas and electricity. Hotel Square is only available as a freehold purchase and is currently not available on leasehold therefore no enquiries or viewings are invited on this basis. We have no information regarding the exact site area, and the boundaries appear obvious, the full extent of the feu should be checked by reference to the relevant Title Deed documentation.

**(Included in the sale)** All fitted carpets and floor coverings, and equipment. The current liquid stock may be purchased by separate negotiation.

This is a brilliant opportunity to acquire a thriving business in the heart of Tomintoul village, with the potential to double current capacity over time.

**Google Reviews** 4.6 out of 5

**Booking.com** 8.2 out of 10

**Tripadvisor** 4.5 out of 5

**Restaurantguru.com** 4.6 out of 5

**Facebook** 5 out of 5

*(Ratings as of March 2022)*

Tomintoul is located within the Cairngorms National Park, close to the banks of the River Avon and is said by some to be the highest village in the Scottish Highlands. Founded by the Duke of Gordon in approximately 1776, the village is situated on the line of the old Military Road which was built following the Jacobite rebellion. The surrounding countryside forms the Glenlivet Estate with the village of Tomintoul being part of the World-Renowned Malt Whiskey Trail which also includes Dufftown Keith, Tomnavoulin, and Marypark.

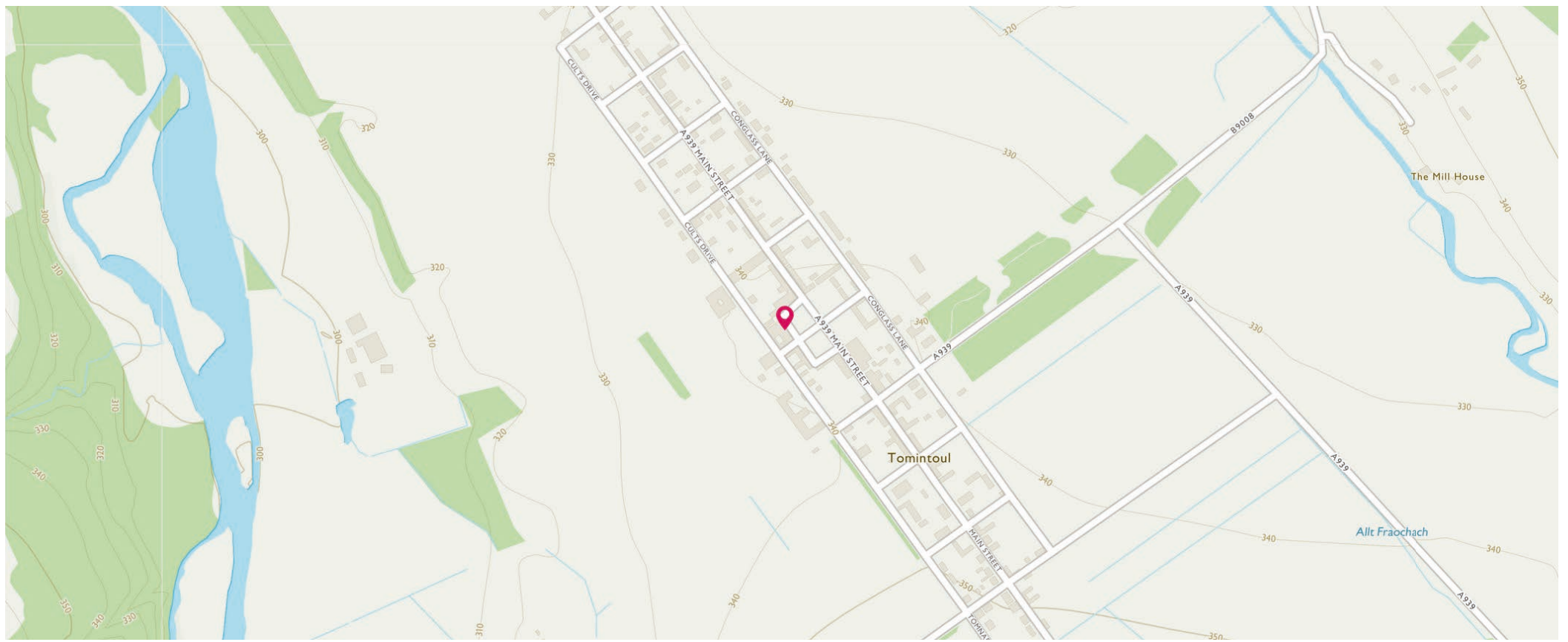
Throughout its history, Tomintoul has been a stopping place for tourists. This is reflected in the range of accommodation and services available in the village both in the past and present, Queen Victoria noted Three Inns when passing through on her Highland Journey in 1860. Tomintoul is 14 miles from Grantown-on-Spey, 20 miles from Ballater and 30 miles from the Cairngorm Ski Centre, well suited to take advantage of the trade passing between these key tourist hotspots. The property is within the Cairngorm National Park and benefits from ski provision at the Lecht just 5 miles away, plus snow and ice climbing in the winter. With Downhill Mountain Bike trails having just been opened on the outskirts of the village.

More sedate outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife in the region. The area is also famous for its castles and distilleries which appeal to the more pedestrian tourist who can continue their odyssey of both the Highland and Grampian regions. The immediate area is well served with facilities and services for both locals and visitors alike.





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