

**FOR SALE**

# Highland Getaway

## Highland Inn

Offers Over  
**£795,000**

28 Leven Road  
Kinlochleven  
PH50 4RP



scottish business agency



## Heritable Interest Offers Over £795,000

Highly Profitable Highland Inn

6 En-suite rooms, owner's accommodation, Bar, Restaurant and Function Space.

Located in Kinlochleven, the penultimate stop on the West Highland Way before walkers go onwards to Fort William.

Scottish tourism growing year on year with demand massively out-stripping supply in both accommodation and food/drink offerings.

Owned and operated for over 40 years

Income split: 81% Bar & Restaurant, 19% Accommodation.

50:50 Wet:Food Split

£795,000+ NET Turnover

Genuine retirement sale.

High YoY growth which continues consistently.



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# Kinlochleven

## Location

Kinlochleven sits at the heart of the Scottish Highlands, framed by the dramatic Mamores mountains and sea lochs, and has become one of the most desirable lifestyle and tourism destinations on the West Coast. Positioned at the eastern end of Loch Leven and surrounded by world-class scenery, the village offers a rare combination of authentic Highland living and visitor demand.

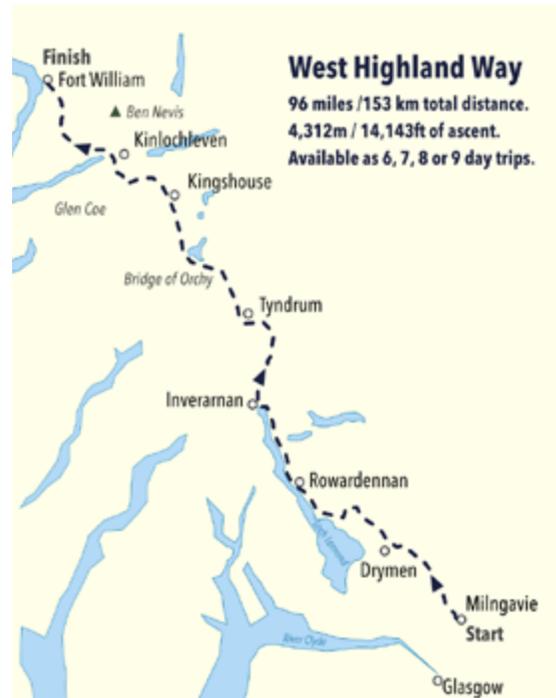
The business benefits directly from its location on the West Highland Way (details below). This captive footfall, combined with proximity to Fort William (approx. 15 miles) – the outdoor capital of the UK, and gateway to Ben Nevis and the Glenfinnan Viaduct – drives strong seasonal and shoulder-season trade.

There are many annual events bringing a substantial increase of visitors to the town. These include regular guided hillwalking tours and many multi-day Motorcycle Trial events, such as the Scottish Six Day Trial where turnover of guests and customers can quadruple.

In recent years, the rise of experiential travel, outdoor recreation, and scenic road trips has significantly increased visitor numbers across the region. Kinlochleven also sits within easy reach of the NC500 touring route and the wider Scottish West Coast.

Being close to Glencoe's internationally renowned scenery, ski areas, and adventure activities enhances your appeal to guests wanting to explore the wider area while basing themselves in a slightly quieter, authentic Highlands village.

The mix of long-distance walkers, outdoor enthusiasts, international visitors, and local events helps support steady accommodation demand across seasons.



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# Description

The Highland Getaway Inn is a stunning Highland Inn dating back to the early 1900s features 6 en-suite letting rooms, 3-bedroom owners accommodation and a fantastic bar and restaurant. The recently added balcony bar boasts incredible views over the River Leven & Loch Leven. Truly idyllic and amazing opportunity to live and operate a thriving business with year-on-year growth.

The Food & Beverage element of the business is located at the right side of the property. This is set over two levels, with the bar & restaurant at the front, and function suite upstairs to the rear.

The function suite features it's own separate bar for serving customers, the balcony provides incredible scenic views. Popular with parties, funerals other private functions.

The centre of the property houses the owner's accommodation. This a mid-terrace 3-bedroom home, with it's own car parking space to the rear and garden.

The guest accommodation is set across two self-contained premises to the left. The first houses 4 en-suites, and the end of the block features two en-suites.

Perfectly set up to be operated by a live in owner - however there is potential for the owner's accommodation to be converted into further guest rooms.

## Ancillary Areas

- Small fitted commercial kitchen with extraction
- Beer Cellar to the rear of the property
- Various internal storage areas
- Office & staff room (potential for additional accommodation)

## Business Rates

The subject are entered into the valuation roll as having the following rateable value:

£15,000

## EPC

EPC Rating: F

A copy of the energy performance certificate (EPC) is available on request.



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# The Business

The Highland Getaway Inn is a 40+ year established traditional Highland pub, bar restaurant, function space, owner's accommodation and 6 en-suite rooms.

With a solid trading history, the business is already out-performing 2019 (pre-covid) and continues to grow. The increasing popularity of Scotland's west coast as well as having the UK's highest peak is driving business upwards steadily. It offers great opportunity for an operator looking to venture into a growing business in an idyllic location in the Scottish Highlands.

The Highland Getaway opens year-round. The seasonality also means that the business operates with less staff and income through the winter months, as expected for a business of this type and location. Although for the past 2 years the season seems to be extending.

The restaurant provides a mix of un-complicated food offerings, simple, consistent and high quality. It's extremely popular with both locals and tourists year round. Coupled with an impressive drinks offering the business has established itself as one of the main places to stay and eat in Kinlochleven. Hikers can get a comfortable bed and awake for breakfast before heading out.

The Business is currently operated by the owner however the team is very well established with multiple years of knowledge and loyalty. This is very much a testament to the owner's care, attention and drive.

This business sale represents a tremendous opportunity to take on an extremely well run and well-established business that continues to grow year-on-year.

The owner's accommodation features 3 bedrooms and has potential to be developed.

## Trading History / Information

Y/E April 2023: **£435k** (net of VAT)

Y/E April 2024: **£593k** (net of VAT)

Y/E April 2025: **£785k** (net of VAT)

Gross Profit consistently above 70%

81% Food and Beverage income (Split 50:50 wet/food) 19% Accommodation Income

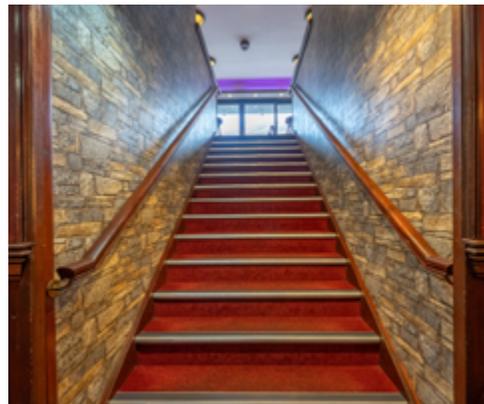
Current year figures are up by over 10%,

Further financial information can be provided to interested parties. Please get in touch to discuss the accurate adjusted EBITDA figure and access to financial accounts. The owner operates this business as a SOLE TRADER.

This is a genuine retirement sale as the owner has worked relentlessly for over 40 years taking it to the impressive level where it now stands. It is perfect for a hands-on operator or experienced multiple site operator seeking to add value by increasing room volume.



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## Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright

## Licences

The business trades with licence as a bar & restaurant, accommodation with relevant permissions in place.

## Viewing & Further Info

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