



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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Tel. 01463 718719

BAR, RESTAURANT & CAFE PREMISES



LOCH ERICHT HOTEL

GENERAL WADE'S MILITARY ROAD

DALWHINNIE

PH19 1AG

LOCATION

The Loch Ericht Hotel occupies a prominent roadside position in the picturesque village of Dalwhinnie, benefitting from significant passing trade on Scotland's main arterial route connecting the Central Belt to Inverness, Skye and the North Coast. The property is expected to benefit further from the ongoing A9 dualling works and junction improvements, enhancing accessibility and visibility. The property is situated directly opposite Dalwhinnie Service Station, a busy 24-hour fuel stop generating consistent footfall. The village is also home to the renowned Dalwhinnie Distillery, drawing strong tourist numbers throughout the year.

DESCRIPTION

The subjects comprise a substantial and fully equipped bar, restaurant and café premises. Externally, the property sits on a substantial plot with extensive customer parking and attractive grounds bordering the River Truim. A timber decking area overlooking the river provides additional seasonal trading potential and outdoor dining appeal. This represents an excellent opportunity for an experienced hospitality operator or entrepreneurial tenant to capitalise on a strategic A9 location, benefiting from strong passing trade and future growth potential. In addition to the trading areas, the property includes: a large car park, established roadside visibility, and significant scope for development and repositioning.

ACCOMMODATION

The internal accommodation can be summarised as follows:- Reception, Restaurant dining area, Cafe seating area, Licensed Bar and service area, Commercial Kitchen, Customer Toilet Facilities, Office and ancillary storage rooms. In addition to the trading areas, the property includes: Three-bedroom owner's accommodation, Separate live-in staff quarters.

The subjects have a Gross Internal Area of 287m² (3,089ft²)

SERVICES

The subjects have mains connections to water and electricity. Drainage is to a septic tank. The gas supply is via LPG (non-mains), and the heating system is oil-fired.

RATEABLE VALUE

The subjects are listed in the current Valuation Roll with a Rateable Value of £25,000. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, for rateable values under £51,000, excluding water and sewerage charges.

EPC

The subjects benefit from an EPC rating of E.

RENT

Price on application.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

ENTRY

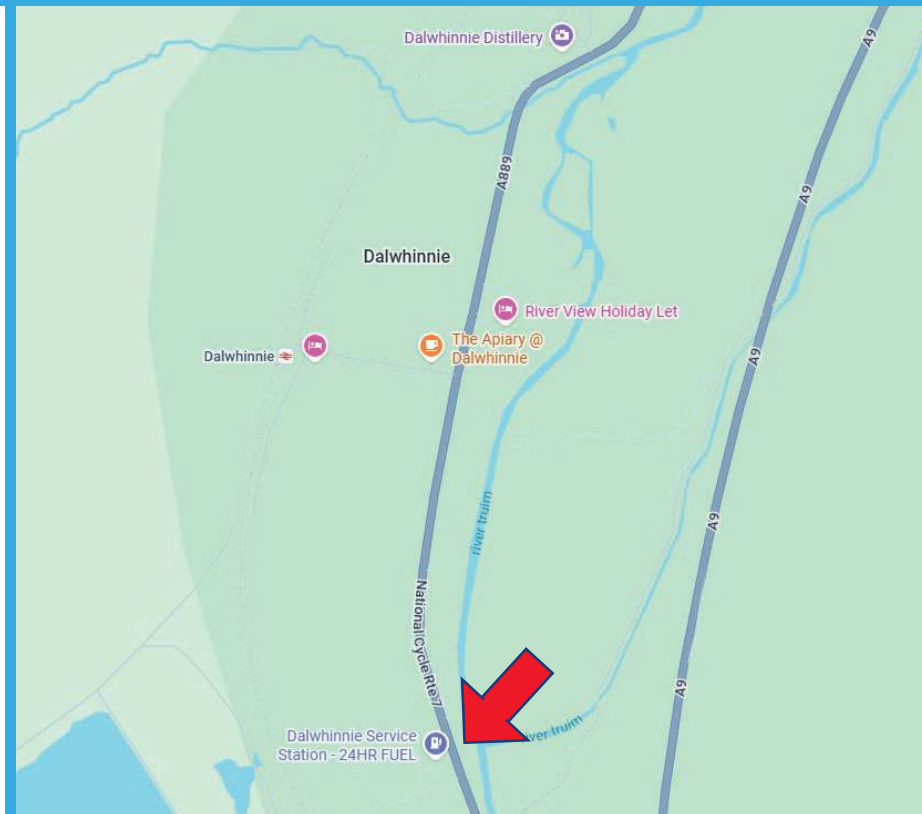
Immediate entry is available subject to conclusion of legal missives.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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Publication Date:- April 2026







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