



UNIQUE INVESTMENT OPPORTUNITY

LODGE <sup>ON</sup>  
LOCH LOMOND





## THE OPPORTUNITY

The sale of the 4 –Star Lodge on loch Lomond Hotel offers the opportunity to acquire an unbranded premium asset which lies on the banks of the famous Loch Lomond amidst stunning scenery on a quiet sandy cove.

The hotel has 47 luxury bedrooms and suites, AA Rosette restaurant, meeting and event facilities along with leisure facilities including a heated indoor swimming pool and produces diverse streams of income including a substantial F&B and wedding business. CBRE is delighted to offer investors and hotel operators the opportunity to acquire an unbranded, family developed and operated hotel in a prime location with outstanding consistent occupancy rates.



## THE INVESTMENT HIGHLIGHTS

### PRIME LOCATION ON LOCH LOMOND

Waterfront setting with panoramic views over the Loch and surrounding mountains providing a jetty and sandy cove which can facilitate outdoor wedding ceremonies.

### UNIQUE OFFERING

The hotel was built, operated and has been in family ownership since 1991. This is a unique opportunity to acquire a successful luxury hotel in one of Scotland's most impressive and sought after locations.

### CONSISTENT AND ROBUST PERFORMANCE

The total income is strong with consistent high average occupancy and significant income is derived from its substantial F&B offer and wedding services.

### IMPRESSIVE FACILITIES & WELL INVESTED

The hotel complex provides 47 luxury en suite bedrooms and suites along with an AA Rosette restaurant, conference, event and meeting facilities, Amberspa leisure and spa facilities with indoor swimming pool. The hotel provides an opportunity for investors and operators to grow turnover by increasing room rates through additional capital expenditure.



## THE LOCATION

The Lodge enjoys a prominent waterfront position on Loch Lomond within the Trossachs National Park where it benefits from stunning mountain scenery and a waterfront sandy cove. Nearby is the village of Luss which provides local amenities.

Although set within a quiet locale, the hotel has easy access to major cities; Glasgow 33 miles to the south (30 minute drive), Edinburgh 69 miles (accessed within 1.5 hours via the M8). Glasgow airport can be accessed within a 20 minute drive from the Lodge.

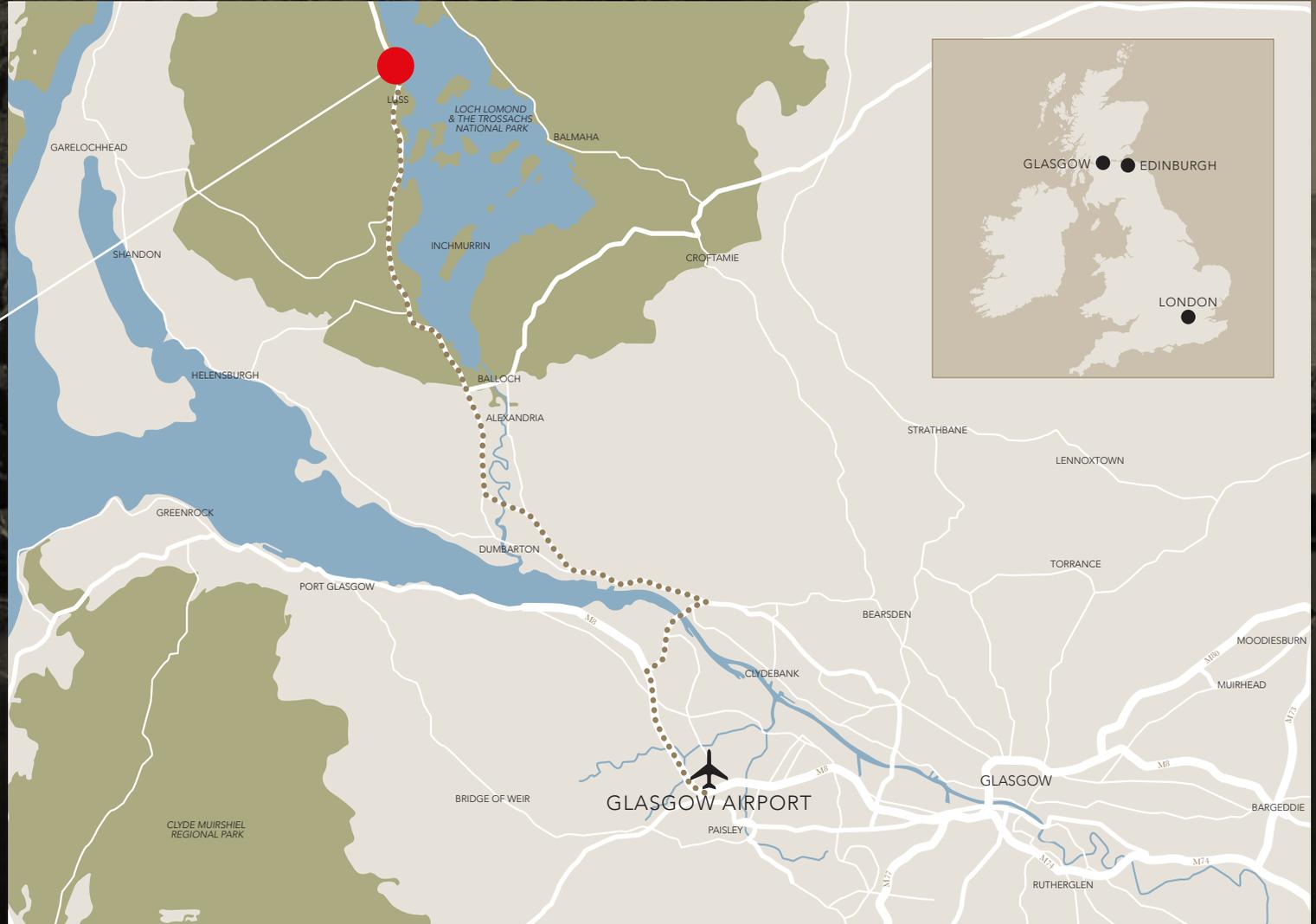
[CLICK HERE FOR LOCATION MAP](#)



# LODGE ON LOCH LOMOND



35 minute drive from Glasgow  
International Airport, and 1.5  
hours drive to Edinburgh City.



[BACK TO LOCATION PAGE](#)



## THE PROPERTY

The Lodge at Loch Lomond Hotel provides 47 luxury guest bedrooms ranging from Classic Doubles to Suites.

ROOMTYPE	NUMBER	FEATURES
Classic Grahams	9	All rooms include a sofa, hairdryer, TV and work desk with armchair
Deluxe Corbetts	19	Private Sauna and Balcony overlooking the Loch
Executive Munros	16	Balcony overlooking the Loch and Two with Private Sauna
Carter Suite	1	Two Bedrooms, Lounge, Private Sauna and Double Balcony
Cullin Suites	2	Two Bedrooms, Two En-suite Bathrooms, Lounge with Fireplace and Double Balconies
Total	47	

Source: Lodge on Loch Lomond Hotel

All rooms are en-suite and have a flat screen TV, working desk and tea and coffee making facilities. Rooms are finished to a modern standard with contemporary décor, arranged in two buildings. The original Lodge building rooms have a contemporary Scottish style, some with views over the Loch or toward the picturesque village of Luss. Rooms within the main Lodge building are generally larger in size and feature views over the Loch or beach.





## FACILITIES

### FOOD & BEVERAGE FACILITIES

The Hotel has a significant food and beverage offer to both external and hotel guests. Colquhoun's, the Hotel's restaurant is an award winning AA Rosette restaurant which offers modern cuisine in a warm and relaxing atmosphere. The restaurant is positioned overlooking the waterfront with panoramic views.

### CONFERENCE ROOMS AND WEDDING VENUE

The Hotel has significant high quality conference, event and meeting facilities which combine the state-of-the-art conference suites with the

award-winning food and luxury accommodation which provides a perfect ambience for any business event.

There are three suites which can be divided to house a maximum of 250 delegates each.

ROOM	DELEGATES
McMillan Suite	250
Glen Luss Suite	200
Fleming Suite	100

The Hotel holds a Civil Wedding Licence and can also conduct outdoor wedding ceremonies in the waterfront garden, the jetty or on the hotel beach. The

Hotel offers a high-quality wedding experience by combining its AA Rosette dining services and high quality hotel accommodation. The venue can cater for wedding parties from 80 to 300 guests.

### LEISURE FACILITIES

Leisure facilities are located within the Amberspa which features a 16m swimming pool, Jacuzzi, sauna, steam room and laconium. In addition, watersport activities are available on Loch Lomond via the hotel jetty.



## TENANCY

The property is held Freehold.

## JETTY AND BEACH

The jetty and beach are subject to leases.

## JETTY

There is a lease in place dated 1st May 2014 with Luss Estates Company which expires on the 31st March 2017. There is the ability to continue from year to year thereafter or alternatively agree a new lease. The rent is £6,500 pa exclusive and is subject to 3 year reviews on the basis of Retail Price Index.

## BEACH

There is a lease in place dated 5th May 2008 with Luss Estates Company which expired on the 28th February 2009 but has continued from year to year since this date. The rent is £548 pa exclusive with reviews on the basis of Retail Price Index. There is the ability to continue from year to year or alternatively agree a new lease.

Copies of the leases can be provided on request and can be assigned subject to agreement with Luss Estates Company.



## POTENTIAL

The Lodge on Loch Lomond Hotel has a strong clientele base and consistently operates at high average occupancy rates. It is well established in its market and utilising this there is additional potential for a purchaser to capitalise on and enhance the existing offer through additional CAPEX leading to rate management.

## THE PROCESS

The Hotel is being offered for sale by private treaty and offers are invited for the Freehold interest in the property and business as a going concern. The beach and jetty for part of the offering subject to a lease.

An energy Performance certificate is available on request.

All prices are quoted exclusive of VAT.

Further information on this opportunity and full details of the Hotels trading performance are available upon the return of a signed Confidentiality Agreement (CA).



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