

INN ON LOCH LOMOND

INVERBEG | ALEXANDRIA | G83 8PD



INN ON LOCH LOMOND

Highlights

- Well known & established 26-bedroom with multiple demand drivers
- Extensive public areas including popular bar and restaurant and dining area with loch views
- Outstanding National Park location on the A82 on the banks of Loch Lomond
- Strong net Turnover to year end 2026 of in excess of £1.86m, with excellent profit levels
- Rarely available turnkey hotel in an extremely popular tourist location

Offers in the region of £3.25m – Heritable (freehold equivalent)

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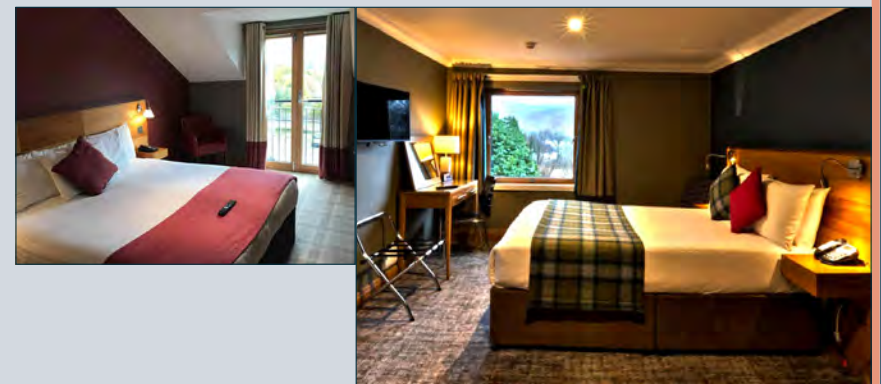


The Inn on Loch Lomond benefits from a highly prominent and picturesque Lochside setting close to the village of Inverbeg, within the Loch Lomond and The Trossachs National Park. Well known and well established, the Inn is a landmark hospitality destination, benefiting from a diverse range of income streams predominantly driven by leisure, tourism, and food and beverage trade. Its bedrooms and popular restaurant and bar both

attract a strong mix of overnight visitors, day trippers, and local patronage throughout the year.

The extensively refurbished property presents an outstanding opportunity to acquire a high quality hotel and leisure business with further growth and development potential, ideally positioned within one of Scotland's most visited and scenic tourist regions.

A rare opportunity to acquire
a landmark hospitality business



INN ON LOCH LOMOND



1. Great Glen
2. The Trossach's National Park
3. Loch Lomond

LOCATION

Inverbeg lies on the eastern shore of Loch Lomond and has long been associated with tourism, forming part of the historic route north from Glasgow into the Highlands. Loch Lomond itself is internationally recognised as one of Scotland's most iconic natural

landmarks, renowned for its dramatic scenery, tranquil waters, and easy accessibility from the Central Belt. The area continues to perform as a highly popular destination for domestic and international visitors, drawn by its natural beauty, outdoor activities, and leisure appeal.

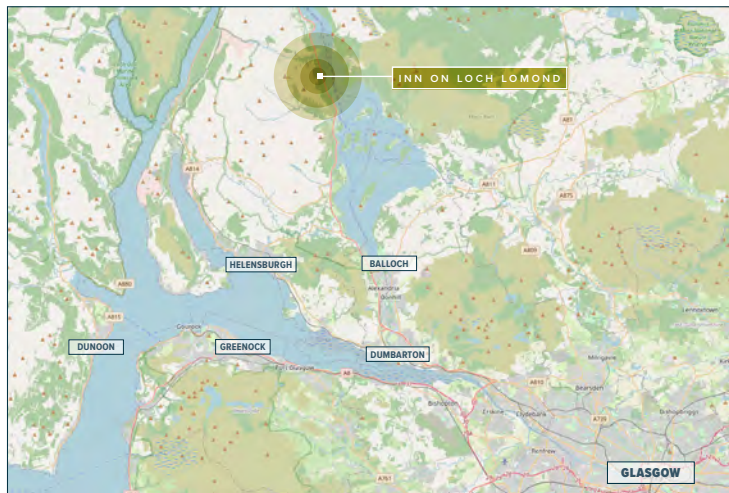
Nestled within the Loch Lomond and The Trossachs National Park, the surrounding area offers a compelling blend of rugged landscapes, woodland walks, mountain trails, and Lochside recreation. Visitors can enjoy sailing, kayaking, paddle boarding, and cruises directly on Loch Lomond, while walkers and cyclists benefit from a network of scenic routes including the West Highland Way, which passes close to the property. Nearby attractions such as the conservation village of Luss, Ben Lomond, and the Trossachs' forests and glens further enhance the destination's appeal for both short breaks and extended stays.

The Inn's loch front position provides beautiful views across Loch Lomond, creating a highly desirable

setting for guests. Its combination of accommodation and food and beverage ensures year round trading appeal, maximising the benefits of both peak tourist seasons and strong local custom.

The property occupies a strategic position fronting the A82 trunk road, the principal commercial and tourist route linking Glasgow with Fort William and the Western Highlands, ensuring excellent visibility and accessibility. Balloch, at the southern gateway to Loch Lomond, is located circa 12 miles south, while Tarbet lies approximately 5 miles north. Glasgow city centre is circa 30 miles south, with Glasgow International Airport approximately a 45 minute drive, providing regional, national, and international connectivity.

With its iconic setting, established reputation, and location within one of Scotland's premier tourism destinations, The Inn on Loch Lomond represents a rare opportunity to acquire a landmark hospitality business with strong fundamentals and further potential for growth.



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THE PROPERTY

The property has been constructed in three distinct elements, with the origin of the property being a former coaching inn dating back to the 1800s. The oldest section forms a traditional stone-built inn over 2 storeys, with 2 later 3 storey extensions which are sympathetic to the site and all linked via an attractive glass corridor.

During the current ownership, significant refurbishment has been undertaken including refurbishment throughout (including externally), boiler replacement, EV car charges, part roof replacement, water system part replacement, new kitchen equipment, fire suppression system and part sewage plant replacement.

PUBLIC AREAS

The attractive reception is accessed directly from the front of the hotel and is a welcoming space with large reception desk (and office behind). Providing access to the rest of the property.

Located to the right of reception within the original Inn is the stylish Bar and Restaurant which, whilst being contemporary has retained its traditional coaching inn charm. With its own bar, the area provides 46 covers.

Accessed left from reception in the first extension is a large Lounge and Restaurant area for circa 20 as well as an exceptional orangery style terrace area providing additional dining seating for around 30 with large windows providing views down to the loch and mountains beyond.



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LETTING BEDROOMS

The hotel provides a total of 26 letting bedrooms each of which are individually decorated to an excellent standard. The bedrooms are configured as follows:

Snug Double	5
Superior Loch View Double	7
Deluxe Loch View Double	10
Deluxe Double (Ground Floor)	3
Junior Suite	1

There are 8 letting bedrooms within the original inn with the rest within the extension buildings.

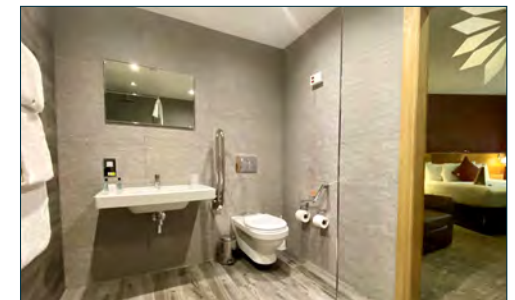
All rooms have tea and coffee making facilities, flat screen TV and access to a Wi-Fi internet.



Connection with several having impressive character touches and many having views over the loch.

All rooms are en suite with the Porcelanosa bathrooms in a range of styles.

The junior suite is a three-room double bedroom suite also has the opportunity to be converted into potentially up to 3 smaller double rooms which would likely generate a stronger room rate as 3 letting units.



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SERVICE AREAS

The hotel benefits from a large commercial kitchen with a range of recently purchased equipment with ancillary areas as well as a former fish and chip shop area which could be utilised as a further kitchen space.

There are other storage and ancillary areas throughout the hotel.

OUTSIDE

The hotel site is gently sloping with the main hotel buildings set back in an elevated position with the large tarmac car park for 50 vehicles to the front.

The access road is partly owned and shared with 2 properties located past the main hotel.

SERVICES

- Mains electricity and gas.
- Private water supply with UV filtration system.
- Septic tank drainage
- Heating via 3 gas boilers.
- 4 universal electric vehicle chargers on site with wiring for 2 further units in place.

LICENCE

Premises licence

WEBSITE

www.innonlochlomond.co.uk



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TRADE

The Inn on Loch Lomond benefits from a wide range of income streams being popular with tourists, locals and even corporate trade given its outstanding tourist location and its accessibility being adjacent to the A82.

It is operated as an independent 4-star hotel by private owners who employ a full management structure to operate the hotel on their behalf, and who have reinvested to provide an outstanding trading base.

With the above in mind, trade has been growing in recent years with management trading accounts for the year ended March 2025 showing the hotel's total turnover of £1,858,801 (net of VAT), with a strong profit margin.

The hotel is presently operated by a strong on-site team with general manager.

Trading information will be made available to genuinely interested purchasers upon request.

OPPORTUNITIES

It is anticipated there is a great deal of upside in the business to take advantage of the trade available.

These include:

- The development of additional facilities in the grounds including the potential for a forest spa area in the woodland close to the hotel
- room to increase room rate based on local competition
- marketing for more passing F&B trade vs local competition

PRICE & TENURE

Offers in excess of £3.25m for the heritable (freehold equivalent) interest in the asset and going concern business complete with goodwill and trade contents (according to inventory). Stock at valuation.

IMPORTANT NOTE

Please note the hotel currently has a number of pieces of art and furniture which are personal to the owner and are excluded from the sale. An inventory of these items can be provided in due course.

EPC

Rating: G

FINANCE

Colliers is able to assist prospective

purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

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