

Acheninver Hostel

Information for prospective tenants

Set within the Assynt Coigach National Scenic Area, Acheninver hostel is an iconic property in an outstanding location. It is owned by the Scottish Wildlife Trust, who is currently looking for a new tenant to take on the hostel and operate it as a private enterprise that provides a service to the local community and to visitors to the area. This is an excellent opportunity to build a business.

In scale, remoteness, landscape and wildlife, Ben Mor Coigach is an exceptional example of wild land and the Acheninver hostel has a key role to play in making it accessible to people.

The Scottish Wildlife Trust is the founding partner of the Coigach Assynt Living Landscape, one of the UK's largest landscape restoration projects, which seeks to promote sustainable land management and sustainable communities. A successful future for the Acheninver hostel will be an important part of this story.

The Property

Acheninver hostel is a former croft house, built in the early 1800s and since modified for public use. From 1936 until September 2015, it was operated by SYHA as a hostel and met all regulations for this use.

The property consists of a main building and annex. The main building is on two floors: the lower floor contains the kitchen/common room and a separate dormitory with sink, whilst the upper floor is a dormitory with sink. Two separate toilets are located to the exterior.

The annex consists of a shower and toilet, a bedsit formerly used by the warden, and a dormitory. There are also 2 storerooms and a drying room to the exterior.

The seaward side of the property benefits from a grassed garden area.

There is currently no vehicular road access to the property.

It is generally structurally sound, but does require some work - the west gable end leaks and probably requires repointing, and the roof to the annex is of bitumen construction and has a limited life expectancy. Interested parties should assure themselves of the condition of the property before agreeing terms and we would encourage them to view the property.

The Tenancy

A 20 year tenancy for this property is available. The precise use of the property is flexible provided that it benefits the local community and wider public, and conserves the heritage and character of the building. It cannot be used solely as a domestic dwelling.

A full repairing and insurance lease is offered and we anticipate the successful applicant will bring the hostel up to a good state of repair and maintain it going forward.

The rent will be set at an open market value, terms negotiable.

It is anticipated that the property will be occupied by April 2016.



*Above: The property is accessed by track and footbridge
Below: The main building with annex to the right*



Applications

This property is a key part of the local infrastructure and as such it is important that it flourishes and continues to benefit the community. Applicants who believe that they can take on this challenge should submit a business plan for the property which includes the following elements:

- Your experience
- The use / type of business you are proposing
- The market and competition you will face
- Your detailed proposals including any changes you may wish to make to the property
- Your financial projections and how you propose to finance this business
- How you will ensure compliance with regulations
- How you feel your business will benefit the Coigach community
- Your timescales and programme

Applications should be received by **21 February 2016** and the selection process will be concluded by the 18 March 2016.

Selection Process

The successful tenant will be selected in a fair and transparent way based on the quality of the business plan and by interview of a shortlist of applicants. Interview will be by a panel of Scottish Wildlife Trust and Coigach Community Development Company representatives.

Further Details

If you have any questions about this process or the property, please contact us on 0131 312 7765 or email: enquiries@scottishwildlifetrust.org.uk.

Below: The annex

