



A unique opportunity to purchase an established small hotel overlooking the Sound of Sleat on the Isle of Skye. Additional plot of land also available

The Ardvasar Hotel (The Inn at Àird a' Bhàsaìr)

Executive Summary

- A unique opportunity to acquire a superb hotel on the southern coast of the **ISLE OF SKYE**
- 10 ensuite letting bedrooms
- Manager's studio apartment provided
- Fully re-fitted commercial kitchen
- Lounge bar and restaurant, separate public bar, function room and beer garden
- Views over Sound of Sleat
- 2nd lot available to include land extending to circa 0.65 acres to the rear of the hotel
- **Lot 1 Hotel Guide Price £745,000**
- **Lot 2 Land guide price £80,000**

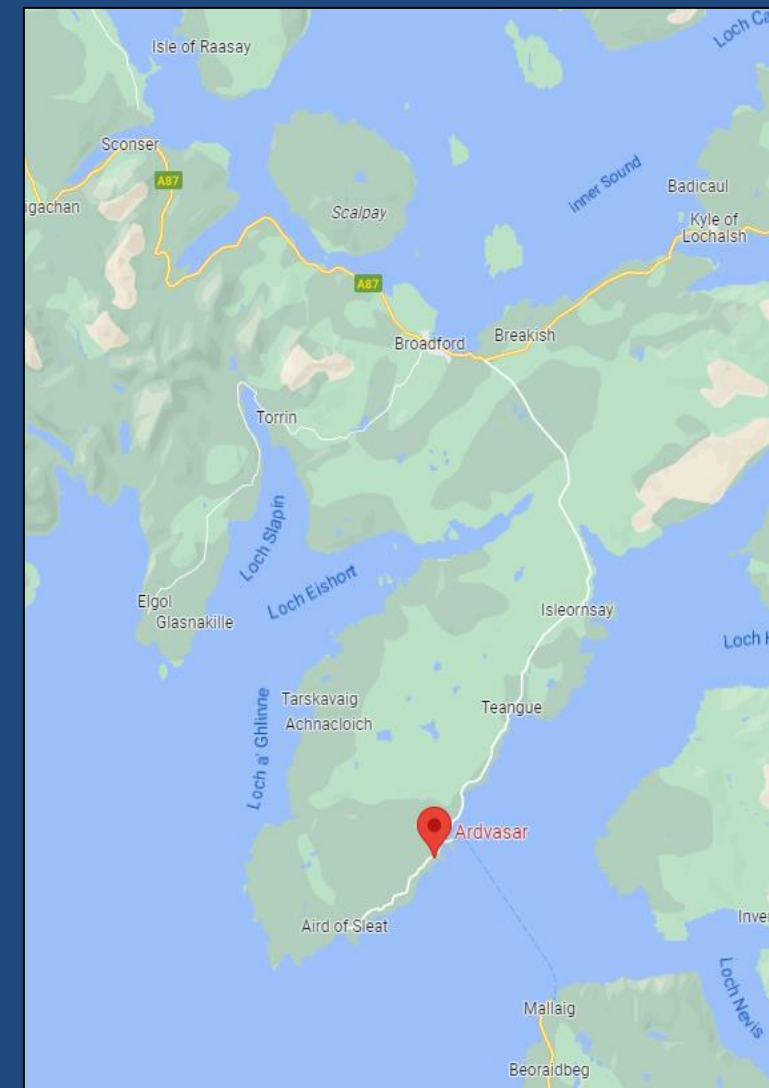


Location

The Inn at Àird a' Bhàsair is situated on the southern tip of the Isle of Skye off the west coast of Scotland. Skye can be accessed by car via the road bridge to Lochalsh to the north of the hotel (30 mins drive) with a ferry service from Mallaig on the mainland providing direct services to Armadale less than half a mile to the north of Ardvassar.

Skye is the largest of the islands within the Inner Hebrides and is probably the most popular island tourist destination in Scotland, with over 600,000 annual visitors. The island is famous among hillwalkers for its dramatic scenery and walks including the Cuillin Range which offers 12 Munros (mountains over 3000 feet). Outdoor enthusiasts can also enjoy less strenuous walks across the island with other popular spots including the Fairy Pools walk and the impressive Old Man of Storr rock formation.

Drive times:	Fort William	2 hours
	Inverness	2 hours
	Edinburgh	4 hours 30 mins
	Glasgow	4 hours



Description

The property is a traditionally constructed stone building set over two floors which has also been extended to the rear.

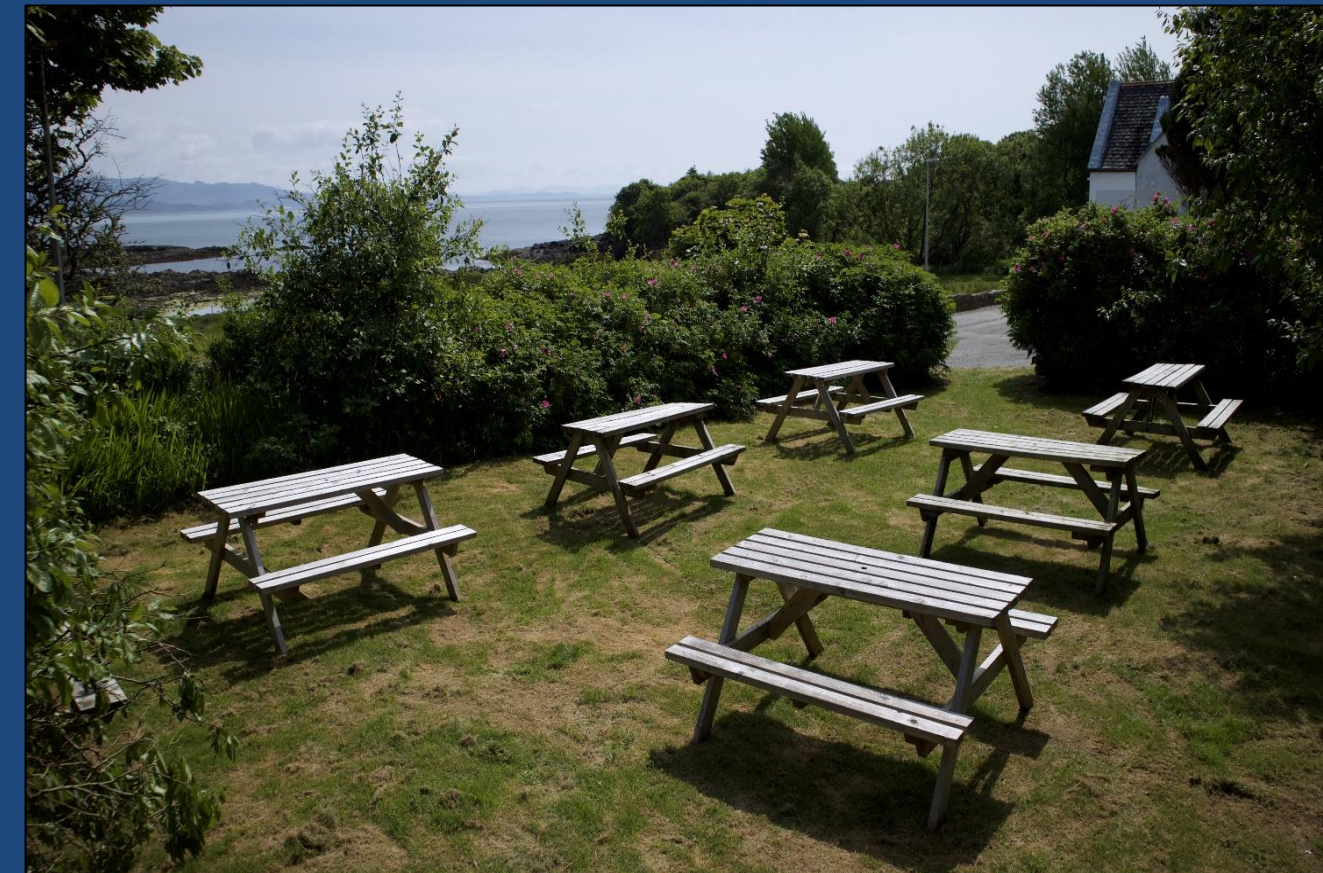
The reception at ground floor level, which incorporates a large office to the rear, provides access to all parts of the hotel. The ground floor includes the public space which includes a spacious lounge bar and restaurant, separate public bar (with separate external access to the front elevation) and a function room to the rear of the property.

The commercial kitchen at ground floor has been fully re-fitted and upgraded to an excellent standard throughout and includes the usual dry stores and cold store.

There are 10 ensuite letting bedrooms provided at first floor level, 4 of which benefit from sea views to the front of the property. All rooms are fitted to a high standard throughout and benefit from ensuite facilities.

A manager's studio apartment is provided at first floor level.

A private car park is provided to the rear of the hotel and a beer garden with sea views adjacent.





Drysdale
& COMPANY

The Lounge and Public Bars



The hotel includes a large dining space accessed directly off the entrance hallway adjacent to the reception. Essentially contained within two adjoining rooms, the restaurant can accommodate around 60 covers with a selection of fixed and moveable furniture provided.

A timber framed corner bar servery is provided which also gives staff access through to the public bar.

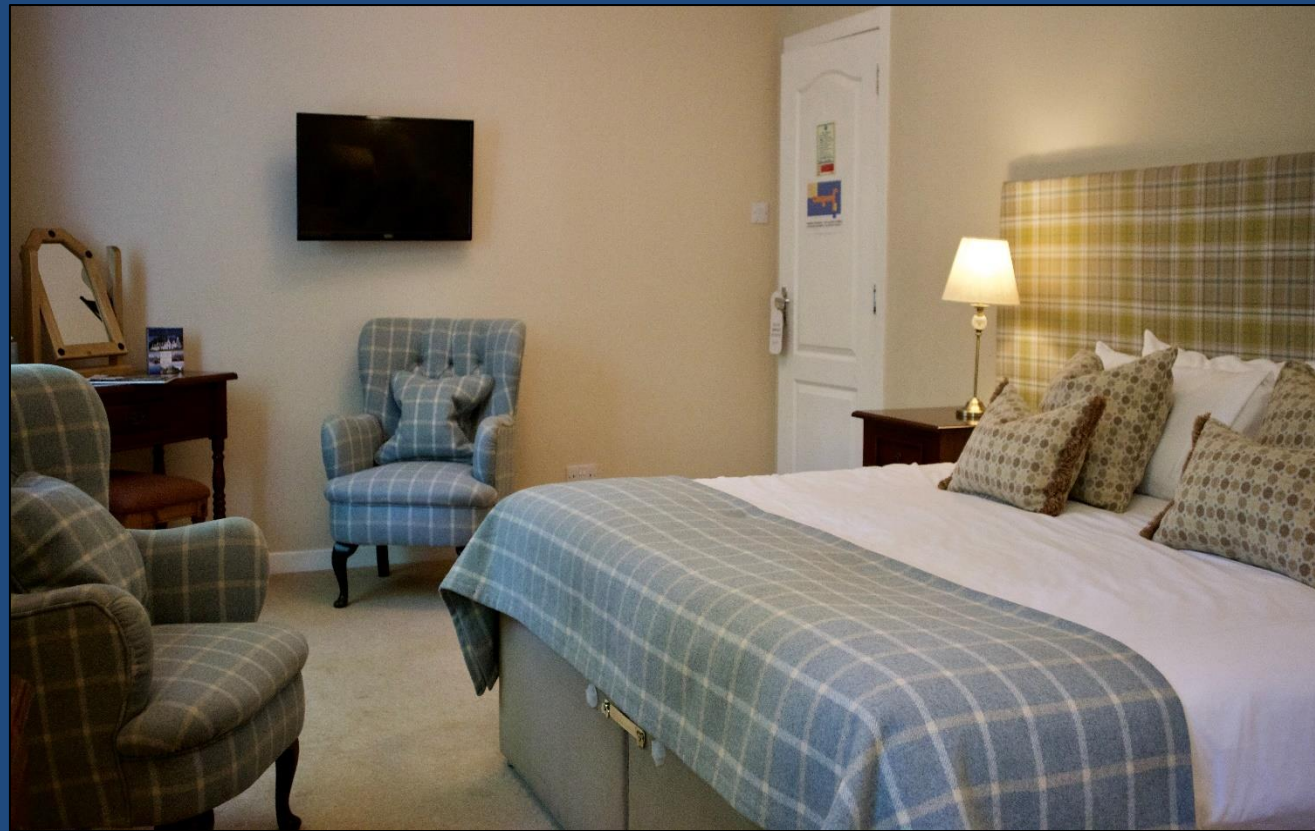
The public bar is popular with guests and locals and benefits from separate external access to the front elevation of the hotel.

Letting Accommodation

The hotel includes 10 ensuite letting bedrooms, all situated at first floor level. A mixture of twin, double and family rooms are provided.

4 of the rooms have views out over the front of the hotel and over the Sound of Sleat, with a number of rooms looking over the wooded ground behind the hotel.

All rooms benefit from TVs, tea and coffee making facilities and wifi.



External

The hotel includes a private car park to the rear with space for about 20 cars. An attractive beer garden with rose hedge perimeter provides a seating area with views, immediately adjacent to the hotel. Additional external seating is provided directly to the front of the hotel itself.

There is an additional area of land (pictured below), in an elevated position with fine views, to the rear of the hotel which could be developed to provide more letting accommodation or alternatively owners' residential accommodation subject to suitable planning consent being granted. This area of land is **not** included in the hotel purchase price but is available as a separate Lot. Please contact us for further details and site plan.



Development Plot

To the rear of the hotel there is a plot of land which extends to approximately 1.5 acres (marked within the red boundary below). This land has the potential to add additional letting accommodation in the form of lodges or pods, subject to suitable planning consent being granted. Guide price £80,000 for this additional land. The hotel title currently extends to the area shaded pink in the plan.



Opportunity

The Inn at Àird a' Bhàisair presents a rarely available opportunity to purchase a well established small hotel on the Isle of Skye. The manager's accommodation is off the same corridor as the letting rooms and at present would not really suit a family or similar. The availability of extra land to the rear of the hotel could be perfect for the development of an owner's house subject to planning.

The availability of the plot of land to the rear presents excellent potential for the addition of further letting accommodation or alternatively a detached residential dwelling house subject to suitable planning consent being granted.

Skye continues to be a massively popular destination both for international visitors and UK based tourists. Very little capital expenditure is required to the hotel, with a new commercial kitchen having been installed a few years ago.

The hotel benefits from a tranquil setting overlooking the Sound of Sleat and the Title Sheet shows that there is a Legal Burden prohibiting any development on the land immediately to the front of the hotel, so the view will be preserved going forward.



Price

Lot 1 Hotel

Offers around £745,000 are sought for the freehold property, fixtures & fittings and goodwill.

Lot 2 Circa 1.5 acres of land

Offers around £80,000 are sought for the land plot to the rear of the hotel car park for potential development STPP

Finance

We are in regular contact with the specialists involved in the financing of business and property purchases in the UK and we would be happy to assist with introductions if required.

Viewing

Strictly by appointment only. No approach to be made to the property or members of staff.

Staffing

The venue is fully staffed, and current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

Rateable Value

The Rateable Value (From 1st April 2023) is £45,000.

EPC

Main Building - EPC Rating G.
EPC available on request.

Social Media



@theinnatairdabhasair



The Inn at Àird a' Bhàsair

WEBSITE

<https://the-inn-at-aird-a-bhasair.co.uk/>

All enquiries:

Stuart Drysdale
Director

Email: stuart@drysdaleandcompany.co.uk



07851 317 186

www.drysdaleandcompany.co.uk