

**FOR SALE**

Impressive 8 bedroom Country House Hotel on the banks of Loch Shiel



**Loch Shiel Hotel**

**Acharacle, PH36 4JL**

Fixed Price £550,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Impressive 8 bedroom Country House Hotel on the banks of Loch Shiel**
- **Enviably location with uninterrupted views across the Argyll Countryside and Loch**
- **Extensively refurbished Bar Lounge & Restaurant offering charming spaces**
- **Welcoming letting rooms and cabin as well as 2 bedroom owners accommodation**
- **Wonderful opportunity to Acquire an Established Hospitality Business**



## INTRODUCTION

Loch Shiel Hotel is a great opportunity to purchase a fantastic county house hotel with uninterrupted waterfront views across Loch Shiel.

The property is a detached former villa of stone construction under a pitched slated roof. To the rear of the property there are two detached properties which currently offer staff accommodation and a self-contained holiday let. There is also an outbuilding which provides a commercial laundrette.

The Hotel has been extensively redeveloped over the years offering charming accommodation which seamlessly blends traditional features with modern commodities to provide a true sense of the best of Scottish Hospitality.

The property offers 8 welcoming en-suite bedrooms all with outstanding views across the Loch and picturesque countryside.

With its charming traditional features, the Bar/Lounge and restaurant offer fantastic spaces to enjoy a nip or taste some Scottish cuisine, whilst soaking in the outstanding views across the Loch.

From a business perspective, the Loch Shiel Hotel offers a great opportunity to run a well-established business in the picturesque tourist area of Argyll and Bute. The Business has already established a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and tasteful refurbishment means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owners retiring.





## ACCOMMODATION SUMMARY

The accommodation can be described briefly as follows: -

### Letting Accommodation

- 8 x en-suite letting bedrooms
- 1 x self-contained one bedroom holiday cottage

### Public Accommodation

- Restaurant (45 covers)
- Public Bar/Lounge
- Breakfasting room (20 covers)

### Service areas

- Commercial kitchen
- Beer cellar

### Outside

- Large Beer Garden
- Sun Terrace
- Surface Car Park
- Outhouse with commercial Laundrette

### Owners Accommodation

- Detached two bedroom cabin

## TRADE

The Turnover of the business was £356,000 in the year ending January 2023. We understand this will increase to over £400,000 in the year end 2024.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.



## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, electricity and water are all connected to the property. LPG gas is supplied in cylinders and there is an oil tank for central heating. CCTV and Burglar Alarms are installed. There is a zonal fire alarm system.

## ENERGY PERFORMANCE CERTIFICATE

The EPC is available on request.

## RATEABLE VALUE

Rateable Value £18,000, applicable as of 01/04/2023

## TENURE

Heritable (Freehold Equivalent) Interest.

## FINANCE / BUSINESS MORTGAGES

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









## PRICE

Fixed price £550,000 is sought for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## VIEWING

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

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



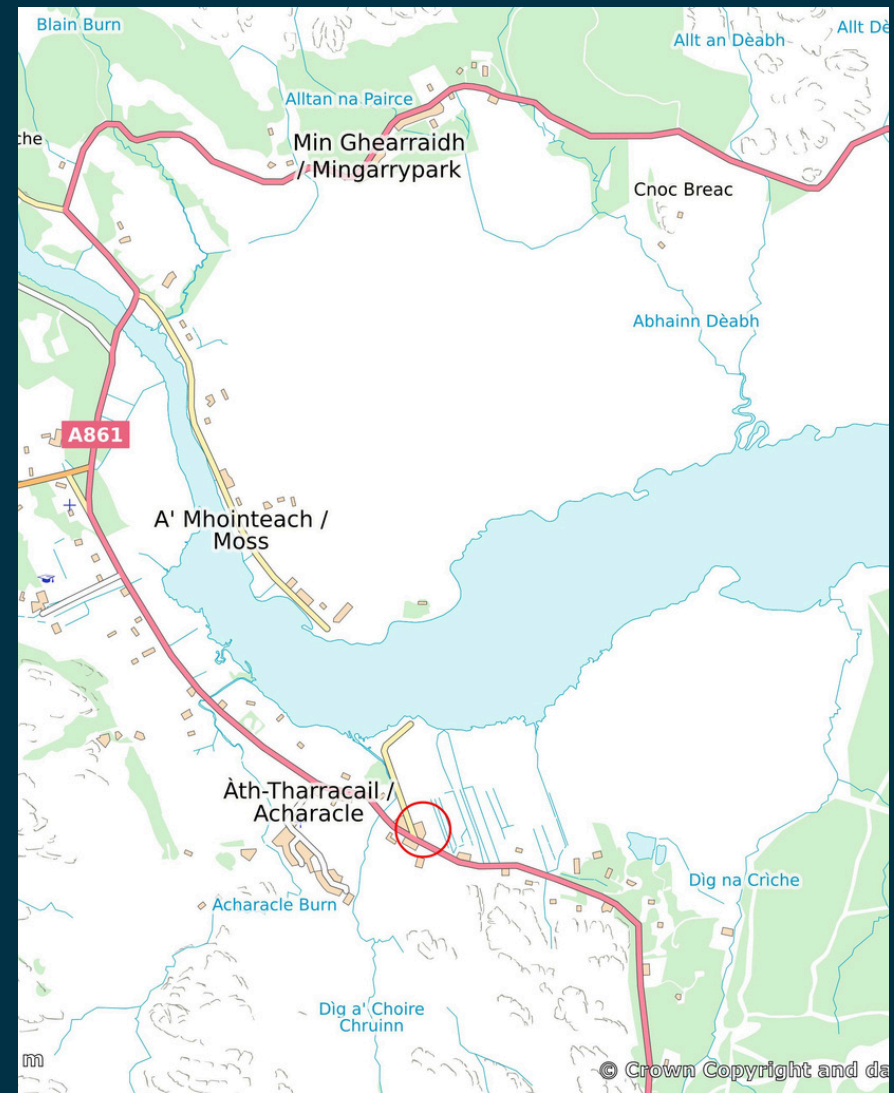
To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
Surveyor - Hotel + Leisure  
Emily.Hewitson@g-s.co.uk  
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **August 2024**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.