

**FOR SALE**

Charming Hotel on the Ever Popular Isle of Skye

**GRAHAM  
SIBBALD**



**Atholl House**

**Dunvegan, Isle of Skye, IV55 8WA**

Offers Over £650,000 - Freehold

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

- **Fantastic Opportunity to Buy a Charming Hotel on the Ever Popular Isle of Skye**
- **Prominent Position in the Popular Dunvegan village with Some Views to Nearby Loch Dunvegan**
- **Offering 8 en-suite Bedrooms and a Further Exclusive-use Cabin with Year-round Demand**
- **Bright and Spacious Restaurant and Licensed Comfortable Lounge, with Loyal Trade from the Local Community and from Visitors to the Island**
- **Southwest Facing Outside Licensed Seating Area**



## INTRODUCTION

Atholl House Skye is a fantastic business in an impressive coastal trading position. This hotel is an incredible opportunity to own an excellent business in a favoured tourist area on the Isle of Skye, with excellent online reviews.

The property itself sits in a prominent position as you enter the village, close to village amenities. The village is a well-established tourist location, known for its unmatched scenery and the iconic Dunvegan Castle. The Hotel oozes charm and perfectly mixes the traditional features with modern amenities, truly offering the best of Scottish Hospitality. The current owners have invested in the property and business development, resulting in a very attractive business for a new purchaser.

Atholl House offers a welcoming, bright restaurant, a charming licensed lounge with a traditional Scottish feel, a well-presented kitchen, 8 en-suite guest bedrooms and an exclusive-use cabin with planning consent as use for staff accommodation or for guests. There is also a southwest-facing outside seating area where guests can enjoy a drink in the Scottish sunshine.

The main part of the property is a traditional stone-built former manse, over two floors, under a multi-pitched slate-covered roof, with a large extension, that was fully re-roofed less than 5 years ago, housing 4 of the bedrooms.

The location of the property is shown on the appended plan.

From a business perspective, the hotel offers a fantastic opportunity for the right owner to further build upon the already established and profitable activity. The sale is due to the owners retiring.



## ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

### Public Areas

- Licenced Lounge (18 covers)
- Dining room (25 covers)
- Outdoor Licensed Seating Area

### Service Areas

- Commercial Kitchen and Wash Up Room Stores including Large Freezer / Drinks Shed, Separate Laundry and Very Large Workshop / Store (Former Church Site)

### Accommodation

- 1 Super King room
- 3 King rooms
- 2 Double rooms
- 1 Twin room
- 1 Single / Small Double room

1 - Exclusive use Cabin

Guest car park for 10 cars and staff car park for 5 cars.





## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

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

## SERVICES

Mains electricity, water and drainage. Bulk Gas is used for cooking and heating the property. Bottled gas is used for heating and hot water in the cabin and as back-up for the main hotel.

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is G.

## RATEABLE VALUE

Rateable Value £14,500

Applicable as of 09/05/2024

## TENURE

Heritable (Freehold Equivalent) Interest of the Hotel.

## 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

Offers over £650,000 are invited 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:



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