

FOR SALE

HOTEL + LEISURE



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THE ARCH INN

**11 WEST SHORE STREET,
ULLAPOOL, IV26 2UR**

- A stunningly well-presented town centre 10 bedroom Hotel
- A beautiful Waterfront position
- 2 beer gardens, one on the harbour wall
- Up to 120 covers internally
- Same ownership for over 13 years

SITUATION

The Arch Inn is located on a waterfront position within the picturesque fishing town of Ullapool. The town is nestled on the shores of Loch Broom and is a great holiday destination and considered a gateway to the Northern Highlands. The town is situated in one of the most undisturbed natural environments within Scotland and the UK, and it boasts a wealth of activities, including walks, mountain climbing, cycling, fishing, outdoor sports, and being on the world-famous North Coast 500. To the west of the town is the Inverpolly National Nature Reserve which is home to a wealth of wildlife, including golden eagles and pine martins which draws enthusiasts from around the globe to experience this stunning landscape. Other attractions within the area include Leckmelm Shrubbery and Arboretum, Lael Forest Garden, Corrieshalloch Gorge, The Fourth of Measach, Inverewe Gardens overlooking Loch Ewe and Golden Beaches at Poolewe.

Ullapool is one of the largest towns, if not the largest town, in the north-west of Scotland, sitting some 57 miles north-west of Inverness. It is a fishing port and ferry terminal for access to the Outer Hebrides, which provides considerable footfall throughout the year. Furthermore, the town has a strong reputation as a centre of music, arts and performance, and there are several art galleries as well as numerous live music venues located within and around the town. There are many music festivals throughout the year including one housed at The Arch Inn. Ullapool is only 64 miles from Inverness Airport.

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



THE PROPERTY

The Arch Inn is a 10-bedroom hotel and restaurant arranged over 3 principal floors of a traditional end-terraced property on the north side of West Shore Street with frontage overlooking Loch Broom.

The Vendors have owned the property for some 13 years, during which period they have continually reinvested and upgraded the property providing a high-quality and well-presented establishment.

The property also benefits from two external seating areas, one is adjacent to the waterfront.

ACCOMMODATION SUMMARY

Ground Floor

- 120 Cover Bar and Restaurant
- Male, Female and Accessible WCs
- 2 En-Suite Letting Bedrooms

First Floor

- Commercial Kitchen
- 2 Staff Bedrooms with Lounge
- Breakfast Room/Function Room with Bar Servery
- 4 En-Suite Letting Bedrooms

Second Floor

- 4 En-Suite Letting Bedrooms

TRADE

The business is that of a prosperous town centre pub/restaurant with letting rooms run under the direct supervision of the owners. The business has been a partnership since its acquisition some 13 years ago, and there has been a high-quality menu all day from 11 am Thursday through to Monday, closing the restaurant on Tuesday and Wednesday to alleviate staffing levels. The menu provides traditional Scottish fare, including a strong element of seafood locally caught and subject to availability. Prices range from starters at around £4 to £8, mains between £12 and £30 (lobster) as well as traditional pub fare such as burgers, fish and chips, sausage and mash, etc. There is a children's menu in addition to this as well as a good wine list. We understand that they can do 160/200 covers per day during the summer months.



The letting accommodation has all been refurbished to a high standard, offering light and well presented letting rooms from £60 (single) up to £140 (family room) per night, including breakfast. Accounts for the business show a very robust turnover of £1,165,000, producing an excellent gross profit margin of 64% and a health net profit of nearly £200,000 per annum. Accounts for the business will be shown to seriously interested parties following a formal viewing of the property.

STAFF

We understand that the business employs some 18 full-time staff members, increasing to 24 with seasonal additions as required. TUPE will be in effect.

LICENCE

The property is licensed under the Licensing (Scotland) Act 2005.

SERVICES

The property is connected to the mains for drains, water and electricity (3-phase). Heating is provided by oil. CCTV and a burglar alarm are connected to the property.

RATES

We are advised that the Rateable Value is £50,000.

PRICE

Offers over £1,300,000 are sought for the heritable 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.

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.

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 + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk







For any queries or to arrange a viewing, please contact —



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