



Castlebay Hotel

Castlebay, Isle of Barra, Western Isles, HS9 5XD

Offers around £925,000

Feuhold

- Superbly positioned & prominent island hotel, close to ferry terminal
- Fantastic elevated location – southerly aspect – overlooking the bay to Kisimul Castle
- 15 bedrooms; 2 bars; dining room; lounge; conservatory
- Established, busy year-round trade from good mix of locals and visitors
- Excellent profit on T/O c.£750,000 (net) (pre Covid)

SITUATION

Affectionately known as "The Jewel of the Outer Hebrides", the Isle of Barra (together with the causeway linked Island of Vatersay) forms the southern tip of the permanently inhabited islands of the Outer Hebridean "chain", a 130-mile-long string of islands (The Western Isles) separated from the Inner Hebrides and Scotland mainland by The Minch. Barra, often referred to as the "Island of Flowers", is considered by many to be the most beautiful small island in Britain — boasting beaches, hills, machair, and moor — all contained on this small island which attracts a range of visitors including fishers, walkers, cyclists, birdwatchers etc as well as general tourists and business travellers. Plus the attraction of playing the most westerly (9-hole) golf course in Great Britain — a much bigger challenge than many may expect! The most famous beach is the Traigh Mhor (cockle strand) where the aeroplane from Glasgow lands on the beach (the only commercially operated beach landing strip in the world???) providing quick daily links to/from central Scotland. Castlebay, the island's "capital", which is dominated by the island Kisimul Castle (a Clan McNeill stronghold), is the island's main centre providing a full range of shopping, medical and educational services and it is where the daily ferry service from Oban berths; the Castlebay Hotel overlooks the ferry terminal. In addition, there is a daily ferry service, from the north end of the island, linking Barra to Eriskay and the rest of the Western Isles. Simply put the Isle of Barra has a timeless charm and beauty that can only be understood and appreciated by those who have visited the island.



THE PROPERTY

The Castlebay Hotel, with its elevated position overlooking the ferry terminal is easily seen and found by passengers arriving in Castlebay by the regular ferry service. The hotel trades all year round enjoying a full mix of custom from locals, visitors (on business or leisure) and of course tourists. The separate Bar is of big appeal to locals and visitors, where live music nights are popular. The island's main circular road passes the hotel's front entrance, where there is parking for the hotel and from where steps lead up to the hotel's main entrance.

The hotel was the first hotel on Barra and dates back to the 1860s. The Castlebay Bar is a separate building beside the hotel and was built in 1911 to service the tourist trade and the very large trade generated by the herring fishing industry which used to fill the Bay with fishing boats during the herring season.



ACCOMMODATION SUMMARY

Steps from the parking area at the front lead to the hotel's main entrance with the accommodation located over 2 main floors (plus basement).

Public Areas

- Entrance Hallway; reception desk & office behind
- Cocktail Bar (16) with bar servery
- Dining Room/Restaurant (60) — split level
- Residents Lounge (10) open to Conservatory (6)
- Separate Castlebay Bar



Letting Bedrooms

15 Letting Bedrooms – over ground (5) & first (10) floors

- 6 Double
- 2 Twin
- 4 Zip&Link
- 1 Family
- 2 Single

All rooms have full ensuite facilities; 9 Bath with Shower; 6 Shower only; and equipped with central heating; TV; telephone; tea/coffee facilities.

Service Areas

- Good sized Commercial Kitchen with prep & wash up areas, fridges etc
- Wine / beer store off bar
- Laundry, Linen Store & Boiler Room in basement
- Cellarage off separate bar
- Freezers; fridges; store room in Outbuildings at rear



Outside

- Car parking at front and side/rear of hotel
- Terraced garden to the front of the hotel

TRADE

With the Castlebay Hotel enjoying patronage from a good mix of custom the hotel business is well established and enjoys good and steady level of income producing good profits. The hotel is run under the management of a full complement of local island staff, with occasional visits from the remote owners, and pre the Covid-19 restrictions was showing a turnover of around £750,000 (net of VAT).

The Castlebay Bar is a significant business in its own right, sometimes reputed to be the busiest bar in the Western Isles; over the last 15 years it has regularly turned over more than £250,000 and in 1 year exceeded £350,000.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.



STAFF

TUPE regulations will be applicable to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005 for the hotel and bar; plus the bar is licensed as a Music Venue

2021 LISTINGS / WEBSITE

STB 3-Star Hotel

<https://castlebayhotel.com/>

SERVICES

Mains electricity, water & drainage. Bottled gas. Central heating and hot water from oil fired boiler. WiFi throughout supported by high-speed broadband (38MBPS).



ENERGY PERFORMANCE CERTIFICATE & SECTION 63 REPORT

Hotel EPC Rating — G

Bar EPC Rating - G

A Section 63 Action Plan Report has been prepared

The EPCs and S63 report are available on request.

RATES

Castlebay Hotel & Bar, Castlebay, Isle of Barra - Rateable Value - £49,000 (April 2017)

TENURE

Heritable / Outright Ownership Interest



GRAHAM + SIBBALD

Find out more at www.g-s.co.uk



PRICE

Offers around £925,000 invited for the Castlebay Hotel heritable property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

ADDITIONAL LAND

Located to the side and rear of the hotel there is land — appx 2 acres (see site plan) — that benefitted from planning consents to build 2 houses to the rear and a hostel to the side. Both these planning consents have lapsed. It is thought the local authority would look favourable upon reinstating these consents, subject to all the necessary applications and approvals.

This land is available, by additional negotiation, along with the sale of the hotel.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald and Colliers 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.

TRAVEL

Access to the Isle of Barra is served by both daily commercial ferry and air services.

- Ferry :Oban to Castlebay — Caledonian MacBrayne — www.calmac.co.uk
- Air : Glasgow to Isle of Barra — Loganair — www.loganair.co.uk

VIEWING

Strictly by appointment only to be made through the vendor's joint sole agents Graham + Sibbald and Colliers. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted to Colliers or Graham + Sibbald with whom purchasers should register interest if they wish to be informed of closing dates. if they wish to be informed of closing dates.



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Find out more at www.g-s.co.uk

