



## Creagan Inn

Appin, Argyll, PA38 4BQ

- Stunning shorefront pub/restaurant
- 70 covers internally and 30 covers on slate terrace
- Expansive owners accommodation
- 3 staff rooms/possible letting rooms
- 5 years of growth in sales
- Turnover £515,000 (net) to year end Mar 2020
- Genuine retirement sale

## SITUATION

The Creagan Inn occupies a prominent shoreside position within the region of Appin, on the West Coast of Scotland. The area is a tourist mecca being surrounded by picturesque mountains as well as the coastal region along Loch Creran. The area forms part of the Lynn of Lorn National Scenic Area. The local economy is predominantly based around tourism as well as forestry and fishing. The area is popular with day-trippers as well as overseas visitors, all enjoying the local walking, cycling, sailing, windsurfing, water skiing and indeed pony trekking. There are many tourist attractions nearby including Castle Stalker. Day visitors tend to come from Oban to the south and Fort William to the north, although it is not unheard of from people from further afield such as Inverness and Central Belt to visit.

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



## TRADE

The business is that of a rural pub/restaurant run under the direct supervision of the owners. Since purchasing the property in 2015 the family have grown the reputation and turnover of the business as well as investing significantly in the property, infrastructure and appearance. As such, the business is presented in an excellent condition benefitting from solar panels, biomass boiler, generous outdoor seating area and good quality catering equipment.

The business serves meals from 12 noon until 9pm, 7 days a week during the peak season, although this is reduced to 4 days a week during the winter. These times could be extended to grow the business, by offering breakfast meals or earlier coffees, teas and snacks. The menu offers a sensible range of Scottish traditional pub grub including an excellent selection of locally sourced seafood and fish. Prices range from £5 to £6 for a starter, £12.50 to £20 for a main and around £6 for a dessert. A child's menu is also offered to guests and the business is well regarded as a family welcoming establishment.



Trade tends to come from passing traffic as well as cyclists using Route 78 Cycle Path, walkers, day-trippers from Oban and Fort William or visitors to the nearby campsites and caravan sites. The business also has 2 moorings within the bay to allow sailors and visitors to attend via the sea. There is a real opportunity to convert the staff rooms into guest bedrooms, or subject to planning, add further accommodation in the grounds which would appeal to the current customer base.

Accounts for the business show 5 years of steady growth within the turnover to achieve a turnover of £515,000 in 2019. Whilst gross profit margins are slightly lower than expected, the business is highly profitable and produces a very healthy 6-figure return for the family. Accounts for the business will be shown to seriously interested parties following a formal viewing of the property.

### THE PROPERTY

The property comprises a traditional roadside public house which has been extended over the years to create a large pub/restaurant, panoramic picture windows along one façade. The property is covered with a multi-pitched roof with dormer windows. External facades of the property have been harled with a painted finish or are clad in timber.

There is a stunning slate balcony/seating area along the picture windows overlooking the shore and sea.

There are 3 car parking areas surrounding the site providing plenty of car parking facilities for the business.

### ACCOMMODATION SUMMARY

- Public bar/dining area
- Lounge seating
- Owner's accommodation
- Management office
- Large commercial kitchen
- Staff accommodation (3 bedrooms all en-suite)
- Ladies, gents and disabled WCs
- Biomass boiler and store

### MEASUREMENTS

We estimate the subjects extend to the following approximate gross internal areas —

Floor	Sq M	Sq Ft
Ground floor	419.4	4514
First floor	95.2	1025



## STAFF

We understand that there are up to 23 members of staff (inc Family) depending on the time of year, excluding the family. TUPE will be applicable.

## LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains electricity and mains water are connected to the property. Drainage is to a septic tank. Gas is provided by an LPG tank. In addition, there is a biomass boiler with 14 years RHA grant remaining. There are also solar panels fitted to the property.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Performance Certificate will be provided upon request.

## RATES

We are advised that the rateable value is £33,000 as of April 2017.

## TENURE

Heritable interest.

## PRICE

Offers in the region of £650,000 are sought for the 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 will be purchased at an additional price at valuation on the date of entry.

## EXCLUSIONS

Personal effects of the vendors.

Standard industry items such as vending and gaming machines.

## 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 —

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



**Peter Seymour**  
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 Licensed Trade and Leisure Agency  
 brogan.grier@g-s.co.uk  
 0141 332 1194 / 07810 864 002

#### ANTI-MONEY LAUNDERING (AML) PROCESS

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

#### IMPORTANT NOTICE

1. These particulars are intended as 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.
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