



The Old Inn, Carbost, Isle of Skye, IV47 8SR

- High Volume Pub Restaurant With Letting Accommodation For Sale
- Stunning Seaside Waterfront Position
- New Seawall Seating Area
- Management Flat/Staff Accommodation
- Turnover In Excess of £1.2m Producing an EBITDA of Around £225,000
- First Time On The Market In Over 45 Years
- One of the Island of Skye's Institutions

INTRODUCTION

The Old Inn in Carbost is an institution on the Isle of Skye, being an incredibly successful public house restaurant and accommodation for visitors to the island. The Isle of Skye is one of Scotland's top tourist locations which is world famous for its scenery, landscapes and mountains. The Isle of Skye is some 50 miles long and the largest island of the Inner Hebrides. The island has a rich and extensive history attracting those interested in dinosaur fossils, clan warfare, the Highland Clearances, the infamous Bonnie Prince Charlie, the Jacobite Rebellion and both Clan McDonald and Clad McLeod have their Clan castles on the island. In addition, the island is a great destination for wildlife, bird watching, otters, seals, whales, dolphins and red deer are all to be seen on and around the island. The most appealing and high volume of its attractions is arguably it being a world-class destination for walkers and climbers. "The Cuillin Range" and "The Trotternish Ridge" offer challenging climbs and scrambles for all abilities of walkers. There are some

12 Munros on the island which makes it a great destination to see some of Scotland's best scenery. Finally, the Island also has several distilleries including Talisker, which is in the same village as the Old Inn for sale.

The Old Inn takes advantage of whisky and walking tourism especially given its proximity to the Talisker Distillery. The Inn is well regarded by visitors and the evening atmosphere within the Beer Garden, Seawall and Pub is one to be experienced. The Old Inn has been in the same family ownership for some 45 years and has a strong reputation on the Island as being the busiest and best pub including winning the 2019 Placed Local Best Pub on Skye Award. Furthermore, The Old Inn rates very highly on TripAdvisor including being third best B+B in the area and the best nightlife venue.

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

ACCOMMODATION SUMMARY

The Old Inn

- 80 Covers Public House
- Beer Cellar
- Staff Accommodation (3 Bedrooms)
- Management Office
- Permanent Caravan for Staff
- External Store

The Waterfront Bunkhouse

- 5 Bedroom Bunkhouse Including 1 Disabled Bunkroom
- 5 Separate WC and Showers
- Laundry Room

B+B

- 6 Letting Bedrooms Including 1 Family Suite
- Manager's Flat (1 Bedroom)
- Laundry Room



TRADE

The business is that of a high-volume tourist based public house and restaurant with letting accommodation. The business is run under the direct supervision of one of the owners with some senior management. The business trades all year round offering a simple, but exceptional, Scottish public house menu with a strong seafood section.

Letting accommodation within the business has a rack rate of £100 per night within the B+B for single occupancy or £120 including breakfast with the chalet sleeping 4 persons being available for £120 for double occupancy, £160 for triple occupancy and £200 for 4 person occupancy. The Bunkhouse offers an entire dorm for £150 per night sleeping 6.

Accounts for the business show a healthy and growing turnover before March 2020 which has bounced-back strongly since trade was permitted in May 2021. The business produces a strong gross profit margin of some 68% of turnover, furthermore there is an excellent adjusted net profit of some 19%-20% of turnover over this period.

Accounts for the business will be shown to seriously interested parties following a formal viewing of the property.

STAFF

We understand that there are 18 members of staff. TUPE will be in effect.

LICENCE

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

SERVICES

Mains, drains, electricity and water are all connected to the property. Gas is provided by LPG Tanks. Central heating is via an Oil Fired Boiler (pub) and gas-fired boilers (letting accommodation).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy rating is "G"

RATES

We are advised that the Rateable Value is £46,500.

END OF TERRACE HOUSE

There is a two bedroom end of terrace house, with shower room, lounge and kitchen overlooking the estuary available for sale under separate negotiation.



PRICE

Offers over £1,650,000 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.

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









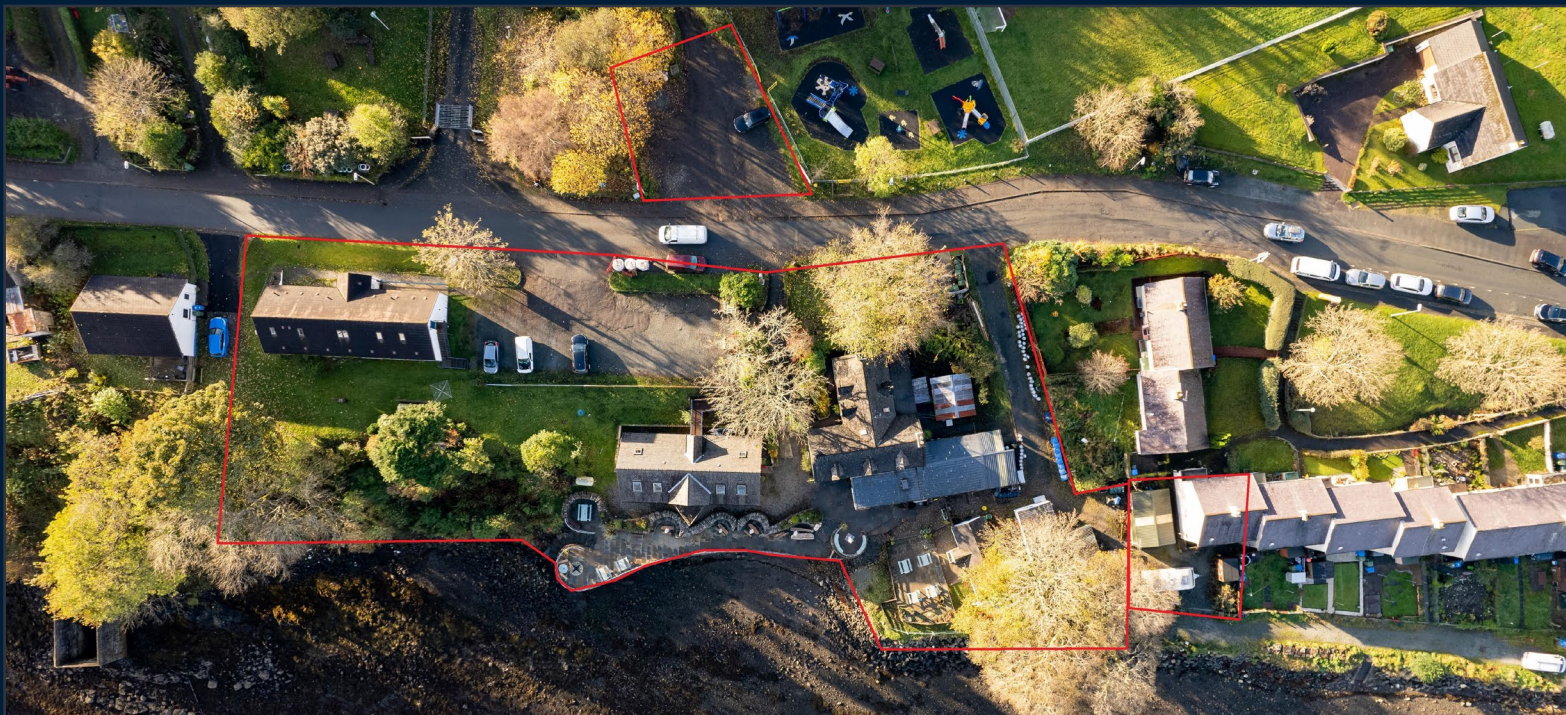
For any queries or to arrange a viewing, please contact —



Peter Seymour
Head of Hotel + Leisure
Peter.Seymour@g-s.co.uk
0141 567 5378 / 07967 551569
Graham + Sibbald,
233 St Vincent St, Glasgow, G2 5QY



Martin Sutherland
Licensed Trade and Business
Agent, Commercial
martin.sutherland@g-s.co.uk
0141 332 1194
Graham + Sibbald,
233 St Vincent St, Glasgow, G2 5QY



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