



Offers Over
£515,000
(Freehold)

Skye's the Limit and Skye Accommodations
14 Idrigill, Uig, Isle of Skye, IV51 9XU





Desirable multi-faceted accommodation and tea room business located on the ever-popular Isle of Skye with stunning views over Uig Bay

Highly successful and easy-to-operate business model, resulting in a good level of adjusted net profit

Trading seasonally to include a modern tearoom with 26 covers, 3 comfortable letting bedrooms and 6 static caravans

Prominent trading location central to Uig, close to the ferry terminal and other complimentary amenities plus visitor attractions

Includes spacious owners' accommodation, plus excellent signage and dedicated off-road parking spaces; all contained within circa 0.75 of an acre plot

DESCRIPTION

Skye's the Limit Tea Room and Skye Accommodations are located in a highly prominent position within Uig benefitting from a stunning trading location with glorious views across the bay. This attractive property has a significant footprint and dates from circa 1974. The property is ideally situated to meet the high demand for accommodation on Skye and particularly for those wishing to stopover before venturing onto the Outer Hebrides. The business currently trades during the main season, closing historically in November for refurbishments before reopening the following March. New owners may choose to change this trading pattern to allow the opportunity to capitalise on low-season local, ferry and passing trade. The business has adopted a simple operating model which is ideally suited to a hands-on owner operator.

The property boasts 3 well-appointed letting rooms with owners' accommodation over. The tea room and associated service areas occupy the balance of the ground floor. The business has a character and charm which is well received on review websites. There are 2 large external utility areas to the rear of the property which are used for servicing the rooms.

TRADE

Skye's the Limit Tea Room and Skye Accommodations have a well-established trading history, operating above the VAT Threshold with a turnover of circa £187,000 (Net of VAT) providing an adjusted net profit of circa £70,000 as at March 2020. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

The Tea Room is one of a limited number of establishments where food can be purchased in Uig, resulting in demand for this service. This makes the tea room a great business opportunity. Being able to offer both internal and external seating has provided flexibility when dealing with the current trading uncertainty placed by COVID in a very positive manner. The tea room offers hearty meals, light bites, baking, soft drinks, coffees and teas, which is ideally placed to suit passing trade.

The bed and breakfast business operates within the house, with a choice of a continental breakfast or traditional full Scottish breakfast. This is popular with couples, groups, families and the lone traveller. The 3 bedrooms provide single, double and twin accommodation which suits a wide variety of guests. The B&B business utilises portal websites plus has an effective website (www.skyeaccommodations.com) which has a link to an automated booking platform.

There are 6 static caravans located to the rear of the property. There is dedicated parking for each caravan on the property, all accessed via the drive located to the left-hand side of the building. The caravans have been let on a daily or weekly basis.



STAFF

Staffing levels currently comprise a full-time live-in manager, a full-time live-in chef / handy man and 4 part-time staff. The existing trading model sees the current owner operating a remote management function only. New owners may wish to take a more hands-on approach by living on site which could negate the need for the full staffing complement.

REASON FOR SALE

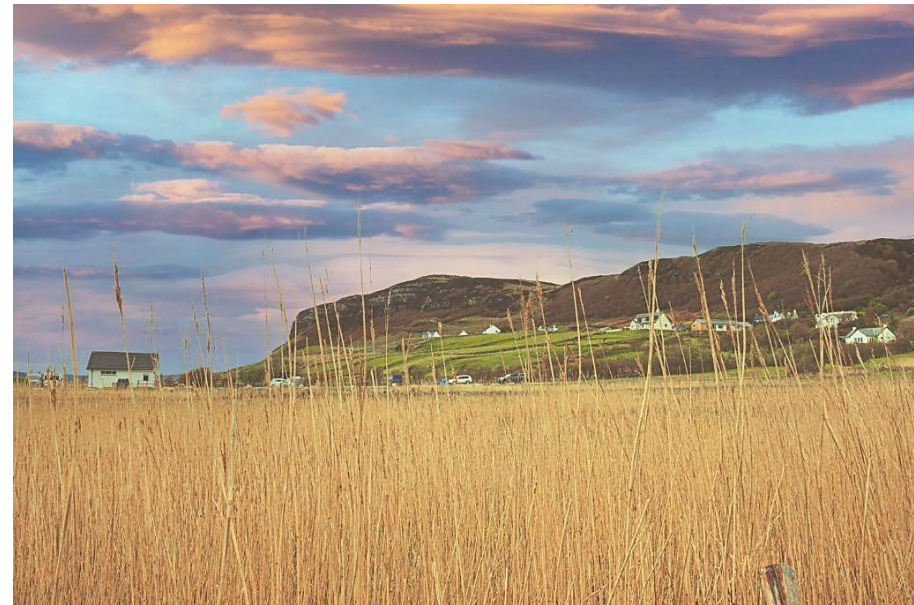
The current owner has operated the business since 2018, but due to a change in family circumstances now wishes to focus on other business interests, hence the decision to sell this profitable lifestyle opportunity.

LOCATION

The Isle of Skye, or in Scots Gaelic 'Eilean A Cheo' meaning Misty Isle, is located on the north western coast of Scotland and is a world-renowned holiday destination for a great number of reasons, appealing to a wide range of visitors. Skye's the Limit Tea Room and Skye Accommodations are located directly opposite the Uig ferry terminal. The properties prominent roadside position is ideal to capitalise upon this busy location. Uig hosts the main ferry terminal linking Skye to the Outer Hebrides. This terminal facility is about to be remodelled, with completion due in 2023. The work is being undertaken to meet the needs of the new ferry vessel. This development is expected to increase visitor numbers to the village. The village also has other local attractions; the Uig Pottery, The Isle of Skye Brewing Company and a brief drive away is The Old Man of Storr. Uig is a short car journey from Skye's principal town of Portree.

Portree is the cultural hub for Skye, and the largest settlement with a population of about 2500. During the season the town's population swells many times over with the influx of tourists. The name of the town comes from the Gaelic Port-an-Rìgh, which translates as "King's Port" and dates to a visit by King James V. Portree is a bustling port and a thriving cultural centre, and was also the place where Bonnie Prince Charlie spent his last days in Scotland.

Among the attractions of Portree is the award winning Aros Centre which incorporates an exhibition capturing the drama of Skye's history. The Aros centre is also the access point for walks in Portree Forest. Portree has an abundance of interesting shops and is a must-see location for those visiting the Isle of Skye.



Skye's rugged Cuillin Mountains are world renowned to walkers and climbers. Visitors are drawn to the spectacular Trotternish Ridge to the north as this wild area is dominated by astonishing rock formations such as the Old Man of Storr, Kilt Rock and the truly extraordinary pinnacles of the Quaraing. Fishing, water sports and genealogy are constant attractions along with breath-taking scenery, castles, distilleries and a Highland welcome.

The influence of the sea is also never far away (you are never more than 11 miles from sea) with sea fishing and a wide range of water sports available, including diving and kayaking. Wildlife cruises sail from various locations from which you might be able to spot seals, lovable otters, great golden eagles or even rare and mighty sea eagle.

THE PROPERTY

Finished with rendered block built around the 1974, the property is a detached dwelling under a pitched tile roof. The property exudes a lovely charm and sits well within the local area.

The main entrance to the B&B is accessed up a couple of steps from street level leading directly into a reception hallway. For less able guests, ramped access is available through the tea room. All letting rooms are well-appointed and attractively furnished. The vendor has maintained the facilities to a consistently high level of refurbishment.

Tea Room

The food preparation and cooking area is efficiently located immediately to the rear of the counter facilitating professional customer service. This compact workspace comes complete with extraction facilities, major appliances and food preparation areas. In addition, the business is being sold with a full range of refrigeration units, storage facilities and food preparation aids.

The cosy and immaculately presented tea room has capacity for 26 covers internally, utilising small square tables with colourful and comfortable chairs.

The tea room has an external decked area next to the tea room door with capacity for 16 covers, there is a further 24 covers available on picnic bench seating located on the grass, adjacent to the deck.





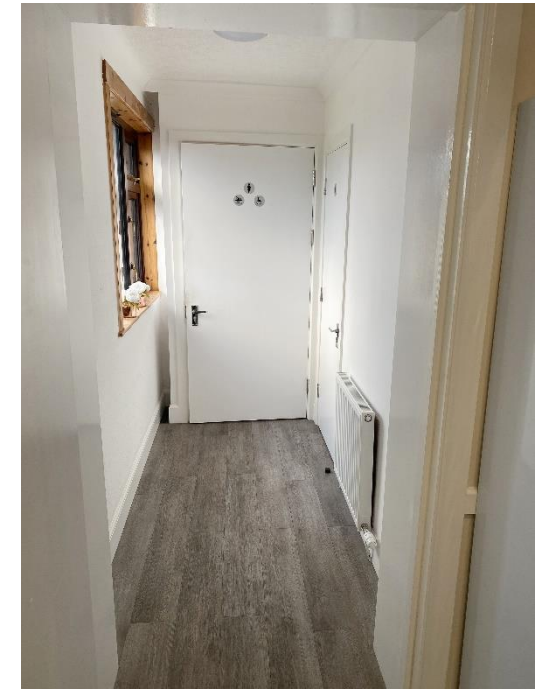
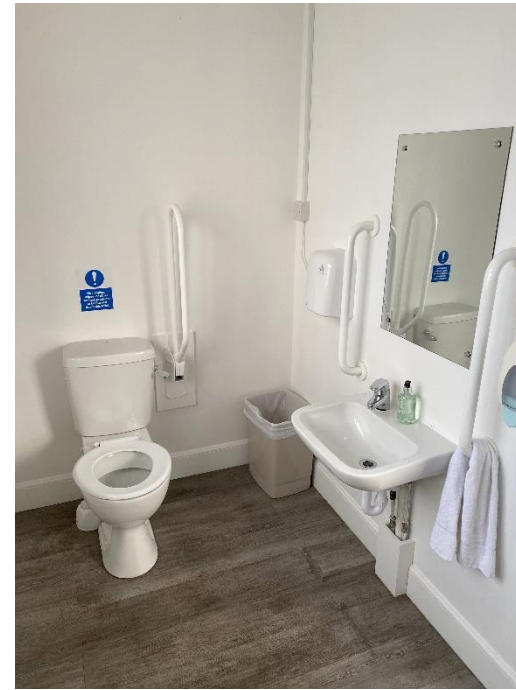
PRIVATE



VAGANCIER







B&B Accommodation

From the reception hallway, a hall leads directly to the B&B bedrooms. Access to the tea room is also provided from the hall. There is a good level of in-room facilities within the letting rooms to include; float screen TV, Wi-Fi, tea and coffee, toiletries and towels.

The B&B accommodation is set as follows:

Single room with dedicated bathroom located across the corridor

Double room with en-suite shower room

Twin room with en-suite shower room





The Caravan Accommodation

Caravans 1 and 6 have been recently renovated to a very comfortable standard, moving away from fixed seating to a more relaxed arrangement. Caravans 2 and 5 are currently being renovated. The caravans are set out with double bedroom, twin room and an open plan lounge / kitchen / dining area. The caravans come complete with a TV, iron, hair dryer and outdoor eating area. The site has been completely rewired in the last 2 years with all caravans having new electric cookers and fires installed. The caravans are advertised on the business website, plus caravan No 1 is advertised on booking.com. The refreshed internals certainly bring the standard of accommodation to a high level. This improvement adds to the potential future business opportunities.









OWNERS / STAFF ACCOMMODATION

The dedicated owner's accommodation occupies the whole of the first floor. This comprises a comfortable and well sized lounge with cooking preparation area, small office area and large double bedroom with ensuite shower room.

EXTERNAL

The owner's access is via the drive to the right-hand side, where parking is available. There is a small 2-person caravan located to the rear of this drive which acts as a utility area. Behind the small caravan is a converted single garage which is now used as a store, the up and over door has been blocked up and a modern single external PVC door installed. There is also a small utility store behind the building. The property grounds are mainly laid to grass. The property extends to circa 0.75 acres.

SERVICES

The business benefits from mains electricity, water and drainage. The central heating throughout the building is oil-fired. LPG is used for cooking within the tea room kitchen. The property is fully double glazed and is fire safety compliant. The caravans are electrical heated and have small stoves in lounge.



TEA ROOM ENTRANCE

SKYE'S THE LIM
Quality Food
Served all Day
TEA ROOM

TEA ROOM
ENTRANCE



WEBSITE

The business website (www.skyeaccommodations.com) is included in the sale.

EPC RATING

The property has an energy rating of 'bbc'.

PRICE

Offers Over £515,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

RATEABLE VALUE / COUNCIL TAX

The rateable value of Skye's the Limit Tea Room is £1,000. Each static caravan is £400 except static caravan number 2 which has a rateable value of £500 (effective from 01 Apr 2017).

This should allow the owners to benefit from 100% discount under the Small Business Rates Relief scheme resulting in a liability of £0 where eligible. Skye Accommodations has a Council Tax banding of 'E'.

TITLE NUMBER

This property has a title number of INV4825.

PLANS

Existing plans of the site and building are available, these can be sourced from the vendors selling agents.

DIRECTIONS

See Map Insert.

FINANCE & LEGAL SERVICES

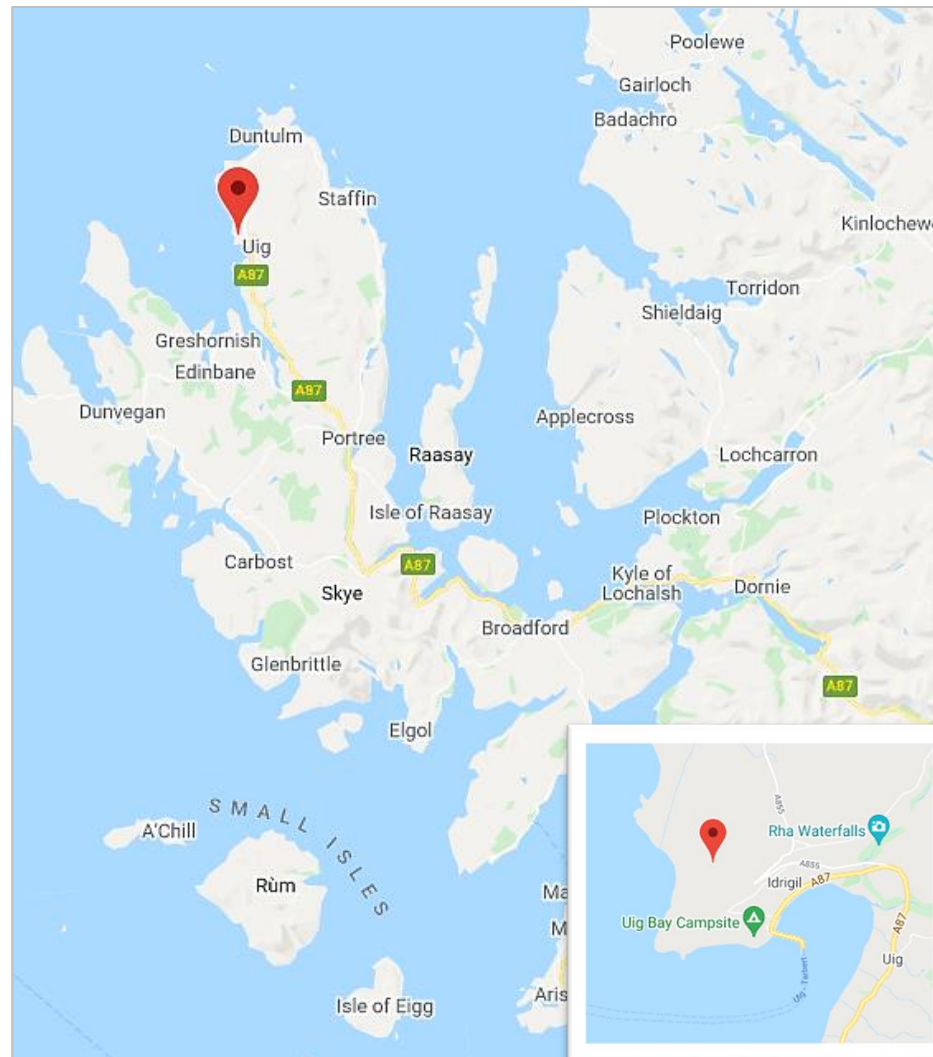
ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:
ASG Commercial, 17 Kenneth Street, Inverness, IV3 5NR
T: 01463 714757 (5 lines)
E: info@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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