

FOR SALE/MAY LET
HOTEL + LEISURE



**The Harbour Restaurant
Broadford, Isle of Skye, IV49 9AE**

Rent £30,000. Premium Offers in the Region of £45,000.
Freehold offers over £320,000

- Superb opportunity for a hands on operator/Chef
- Located in popular tourist destination
- Well-presented restaurant (30 covers)
- 2-bedroom owners accommodation
- Very profitable business

SITUATION

The Harbour Restaurant is situated in the centre of Broadford on the main A87 linking Portree with the Skye Bridge. The village lies app 7 miles from the bridge and around 25 miles from Portree. Broadford village along with the Isle of Skye is an extremely popular tourist destination attracting sightseers, walkers, climbers along with many other sporting activities. (app 650,000 visitors in 2019)

THE PROPERTY

The Harbour restaurant is set in a 2 story traditional building offering a well presented restaurant with around 30 covers. To the rear of the restaurant is a kitchen and prep area along with storage and customer toilets.

A well maintained 2-bedroom flat is on the first floor with separate entrance at the side of the building. The flat also has a private garden area to the rear.

Internal viewing is highly recommended to be fully appreciated.



TRADE

The business is presently run by the owners who now wish to retire. They have owned the restaurant since 2011 and have built up a successful business which is popular with locals and tourists. The restaurant is open 7/8 months of the year and only in the evenings giving great potential to a new owner who could greatly increase the turnover and profits. The present operation makes a healthy profit in the order of £70,000+, figures can be made available after a formal viewing. The owner will also be happy to discuss turnover, their style of operation and staff at the time of viewing.

Given the style and location of the Harbour Restaurant we feel it would suit an owner chef or couple/small team who are looking for a profitable business and at the same time being able to live in one of the most stunning settings in Great Britain.

STAFF

TUPE regulations will apply to all members of staff. Given the style of business the restaurant runs with minimal staffing levels and this should hopefully continue with new hands on operator.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity, water and calor gas.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating is available on request.

RATEABLE VALUE

Rateable Value £8,000 (effective 1st April 2023). The property is eligible for small business relief as the RV is under £15,000. This means there are presently no rates to be paid. Interested parties are advised to check this information for themselves.

TENURE

Freehold

PRICE

Offers over £320,000 are invite for the freehold interest in the property, the trade fixtures, fittings, furnishings and equipment. Stock will be separate. Alternatively, our clients would consider leasing the property at £30,000 including flat, premium offers in the region of £45,000. Rental deposit required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

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 —



Martin Sutherland
Licensed Trade and Business
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07768 704203
Martin.Sutherland@g-s.co.uk



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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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6. Date of Publication: November 2024