



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 sightsseers, walkers, climbers along with many other sporting activities. (app 650,000 visitors in 2019)

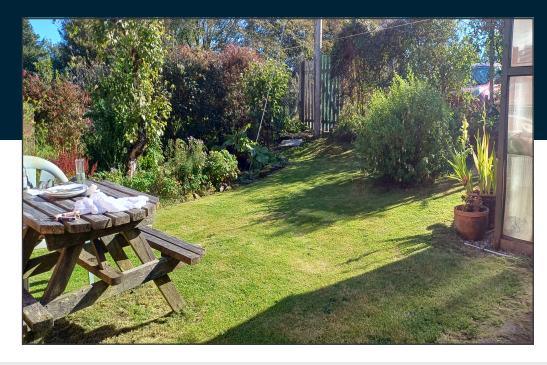
THE PROPERTY

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 in 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 $$^{2}0,000_{-}$$, 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 <u>couple/small team</u> who are looking for a <u>profitable business</u> 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 —

GRAHAM SIBBALD



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



Katie Tait Agent — Hotel + Leisure 07500 423941 Katie Tait@g-s.co.uk

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

- 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.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contracts all only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: November 2024