

FOR SALE PUB/RESTAURANT

Eddisons

On the instructions of Liquidators to The Steam Inn Mallaig Limited



THE STEAM INN, DAVIES BRAE, MALLAIG, PH41 4PU

PRICE – OFFERS OVER £285,000

- Popular tourist/town centre location.
- Lounge bar and restaurant.
- 20 seater beer garden to rear.
- Staff accommodation at rear of beer garden.
- First floor letting accommodation available by separate negotiation.

AVAILABLE SPACE
225.33m² (2,425sq ft)



LOCATION

Mallaig is a thriving tourist destination at the end of the famed Road to the Isles.

Situated an hour's drive north west of Fort William, Mallaig enjoys excellent transport links to Glasgow and Inverness by road and rail.

Ferry services also open up Isles to the north west including Skye, Eigg, Muck, Rum and Canna. The property itself is located in the heart of the town close to the railway station and ferry terminal.

DESCRIPTION

The premises provide excellent facilities with a comfortable lounge bar and restaurant, connected by stairs and both with direct access from street level.

There are well appointed bars in both areas, with the lounge having the benefit of a wood burning fire. Gents and ladies WC facilities are also provided.

Kitchen facilities are situated to the rear of the ground floor in a single storey extension.

Access to the 20 seater beer garden is from the bar corridor or via the side of the property.

Mains electricity and water are provided, heating by calor gas.

A relatively new single storey block to the rear of the beer garden provides 4 self contained staff rooms.

The premises currently have the benefit of a premises licence, details available on request.

Immediate entry is available subject to negotiation.

RATEABLE VALUE

Description / Public House
Rateable value / £31,000

EPC

The property has an Energy Performance Asset rating of **G**. Further information is available on request.

VAT

The property is not elected for VAT purposes.

TERMS

Price – offers over £285,000 are invited for our client's heritable interest.

RESIDENTIAL LETTING CONCERN

The first floor over the property is in separate ownership and provides a managers flat and 4 single well appointed letting rooms for guests. Any parties wishing to consider an acquisition should make separate enquiries to the selling agents.

LEGAL COSTS

Each party to pay their own legal costs on any purchase transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
File Ref / GLA - MALLAIG
Tel / 0141 308 8551
Email / lindsay.kerr@eddisons.com

JUNE 2024
SUBJECT TO CONTRACT

For more information, visit eddisons.com
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Eddisons

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