



The Merkister Hotel, Harray, Orkney, KW17 2LF **Offers In The Region Of £1,400,000**

K Allan Properties are delighted to present The Merkister Hotel to the open market as a going concern. The award-winning hotel is positioned on the West Mainland of Mainland Orkney in Scotland with spectacular gardens, panoramic loch views and loch side access.

Positioned on the of Harray Loch, The Merkister Hotel stands in its own spacious grounds in the most wonderful location, commanding impressive views of the Harray loch and its surroundings. Conveniently positioned a short drive from the main local amenities in Kirkwall and Stromness where the airport and ferry ports can be found. There is also ample space for helicopters to land in the private grounds. The Merkister Hotel is conveniently positioned in the middle of Skara Brae, Maeshowe, Brough of Birsay, several RSPB reserves.

The business has been successfully operated by the MacDonald family since 1983 and is positioned on the Harray Loch which is widely regarded as the best freshwater loch in Scotland. The hotel comprises of 13 letting bedrooms within the hotel (all with en-suite shower rooms, apart from one, which has a private bathroom). The hotel also benefits from three en-suite letting rooms which were built around 10 years ago, and are positioned alongside the hotel.

The award-winning restaurant is perfectly positioned, overlooking the loch and can accommodate around 60 guests. During breakfast it is said guests can watch the Swans, Herons and if lucky a pair of Hen Harriers, and during dinner maybe catch one of the "have to see to be believed" sunsets. The fully renovated catering kitchen was installed in 2018, along with a laundry room.

The hotel has a busy lounge bar which is popular with the locals and lends itself as a more informal place to eat.

The hotel offers residents' a private lounge. With comfortable leather furniture, a small library including books of interest about Orkney, also famous Orkney authors. Complimentary filtered coffee is available all day and the hotel also provide a private courtesy bar when restrictions allow.

There is no owner's accommodation included in the sale of the Merkister Hotel, however a residential property which is positioned alongside the hotel may be available at separate negotiations.

The MacDonald family have an extremely good working relationship with their staff. It is essential to them that staff are considered during any sale discussions. The purchaser will be required to comply with the relevant legislation in respect of current employees.

ACCOUNTS

Trading information is available to interested parties upon request with a formal note of interest from legal representation.

TENDURE

The property is held on a freehold basis.

GUIDE PRICE

Offers are invited in the region of £1.6M.

LICENCES

We understand that the hotel benefits from all the necessary licences for the conduct of the business.

VIEWINGS

Strictly by appointment with K Allan Properties. Prior to making an appointment to view we strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

LOCATION

The hotel is situated overlooking Loch Harray on the West Mainland of Orkney. Orkney is located 10 miles north of the Caithness coast and the Scottish mainland and is home to a population of approximately 22,000. Orkney is on the Northwest 500.

The Merkister Hotel is situated 16 miles north west of Kirkwall airport, and a 15 minute drive from the main towns of Kirkwall and Stromness. Loganair provide regular flight services to the mainland to include Aberdeen, Glasgow, Edinburgh and Inverness airports. A ferry service is available from Kirkwall to Lerwick in Shetland and to Aberdeen on the mainland, with a further port provided at Stromness linking to Thurso on the north mainland. There is also another ferry from Gills Bay - St Margaret's Hope.

ADDRESS

The Merkister Hotel, Harray, Orkney KW17 2LF

DIRECTIONS

Traveling on the main Kirkwall - Stromness A965 road. Take the turning for Harray/Dunby/Birsay on the A986. Follow the signs for Harray looking for the Russland Road on the left-hand side. The Merkister Hotel is well signposted and is difficult to miss.

CONTACTS

For more information on this exciting opportunity contact:

Karen Allan

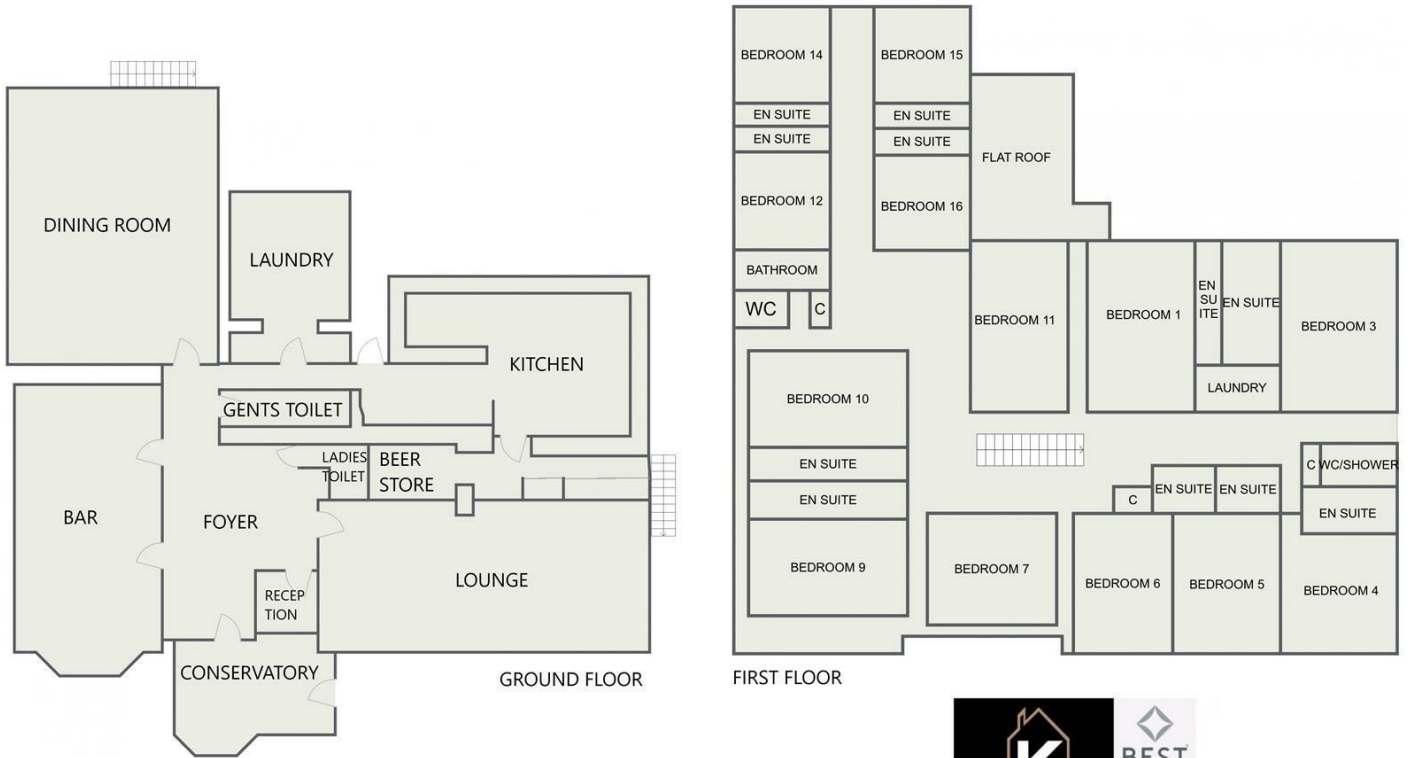
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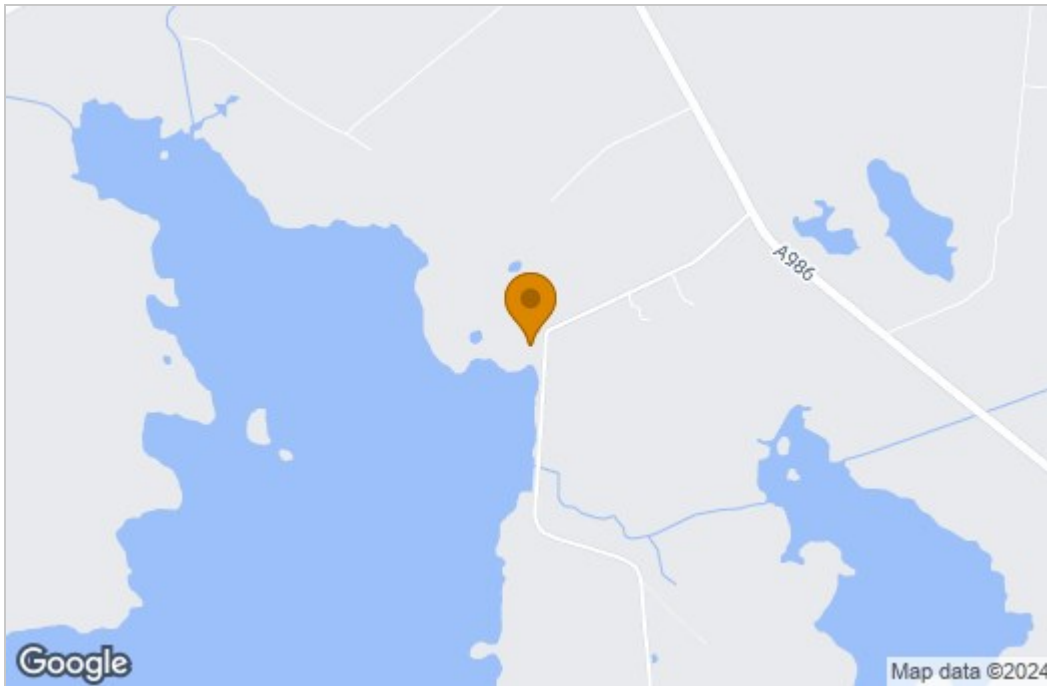
Floor Plan

The Merkister Hotel.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

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