



Glenforsa Hotel

Ref: 6846662

Salen By Aros, Isle of Mull, PA72 6JW

Freehold: Offers over £1,500,000

15 en-suite letting rooms

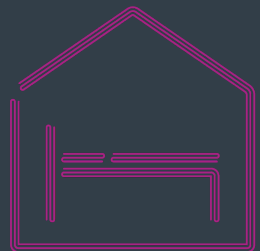
7.83 acres of land

Uninterrupted views over the Sound of Mull

Bar and restaurant (60)

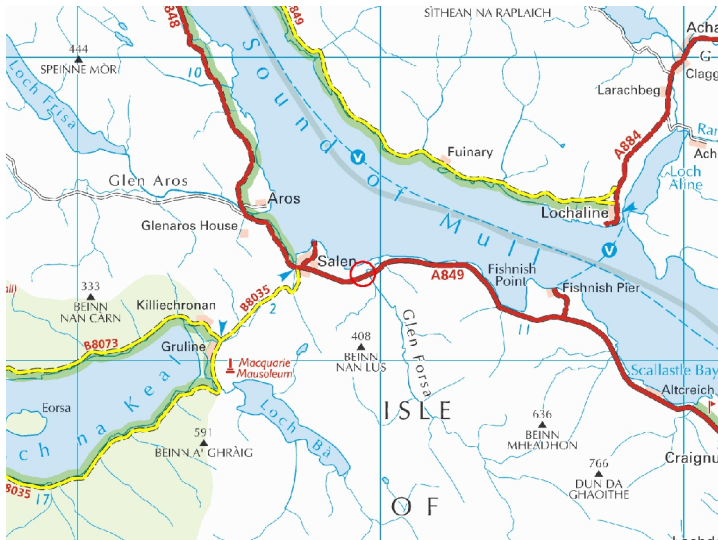
Self catering lodge / owner's accommodation

Energy Rating G



A unique opportunity to acquire a small profitable hotel located on the Isle of Mull. Our clients have owned the business for 20 years and are now looking to genuinely retire.

The business trades seasonally although there is potential to trade all year round.



Location

The Glenforsa Hotel is situated in Salen By Aros on this Isle of Mull. The most direct route to Mull is by ferry from Oban, which drops you at Craignure, and takes around 46 minutes. You can also get to Mull from Lachaline and Kilchoan on Novern and Ardnamurchan.

A northeastern district and former estate of the Isle of Mull in Argyll and Bute, Aros lies to the south of Tobermory and is bounded by Loch Frisa to the west and Glen Aros to the south. Once the property of the Duke of Argyll, the estate was sold to the Macleans of Coll in 1821.

Isle of Mull is a complete package for adventurers and nature lovers. The magnificent munro, luminous lochs that dot the whole island, hidden beaches, quaint villages, single path way of roads with passing places, flock of sheep and highland cows being the cutest road blockers, outlined with 300 miles of splendid coast line – that pretty much sums up the Isle of Mull. With many tourist attractions such as Duart Castle, three lochs of Glenmore, Iona Island and a visit to Tobermory.

The Opportunity

A unique opportunity to acquire a very profitable seasonal hotel business on the Isle of Mull, our clients have owned the business for 20 years and are now looking to genuinely retire. The business at present is open from April to October each year although it is of our opinion that there is scope to extend this with other offerings. The Glenforsa has always been a destination hotel and restaurant and welcomes visitors from all over the world due to its unique location for celebrations and reunions with likeminded lovers of good food, whiskey and breath-taking scenery.

The business boasts fantastic reviews on Google and TripAdvisor, and accommodation can be booked through our clients website - <https://www.glenforsa.com/> as well as Airbnb which is mainly used for the private chalet. Our clients choose not to advertise via travel agents or booking platforms and therefore in turn would provide an opportunity to grow an already successful business.

The spacious and comfortable bar with uninterrupted sea views serves drinks and fresh food from 11.00am - 8:30pm.





Internal Details

Leading from the main reception area is the restaurant dining room, fully fitted commercial kitchen, additional storage space, customer toilets and laundry. To the rear is the main bar area which can accommodate around 40 via a mixture of wooden tables and chairs, bi-folding doors provide access to the beer garden. A small staircase leads to a separate guest lounge on the first floor from the main reception.

There are 13 warm and comfortable en-suite letting rooms in the main building and two additional family cabins to the front of the property, room four benefits from use of a private bathroom. The letting rooms are a mixture of doubles, twins and family rooms and are well equipped offering fantastic sea or woodland views.

The hotel has been very well maintained over the years.



Owner's Accommodation

There is a two bedroom chalet with lounge, bathroom and kitchen situated within the grounds of the hotel. This is currently let via Airbnb and could also be used as owners accommodation.



External Details

A detached Norwegian style property built in 1968, there is parking for around 25 cars. Included within the sale is 7.83 acres (3.17 ha) of wooded land.

Our clients also lease the air strip to the front from the Local Authorities and further detail can be provided to interested parties.

Over and above the existing letting rooms within the hotel, there are also two family cabins situated just off the main car park.



Fixtures & Fittings

All fixtures and fittings are included within the sale excluding any personal items.

Trading Information

Full trading information will be available for interested parties after a formal viewing.

Staff

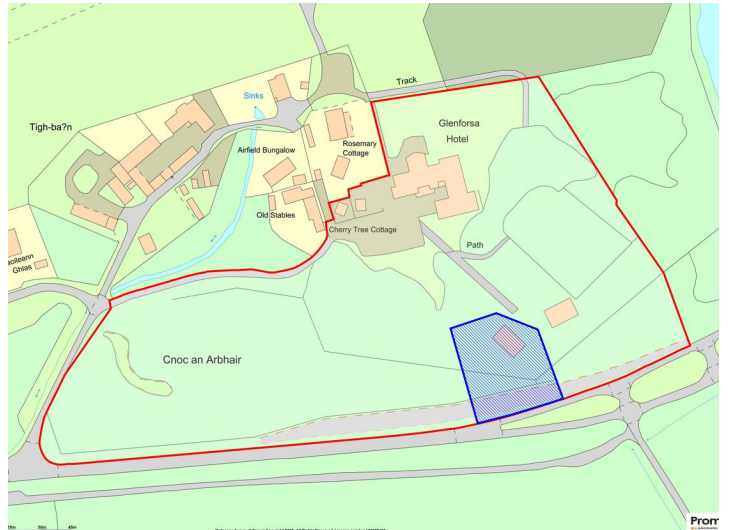
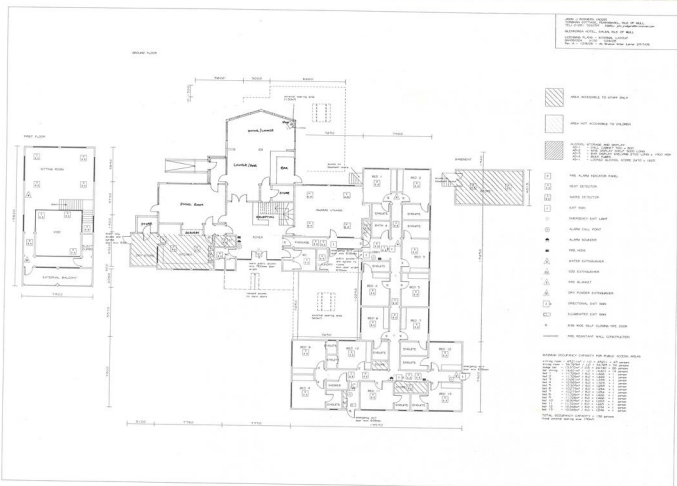
The hotel is operated by our clients with the assistance of full and part time staff, all staff will transfer to the new owner/business under TUPE.

Business Rates

The Rateable Value effective 1st April 2017 is £16,500.

Regulatory

Premises licence



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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