



ALBA SAILING



DUNSTAFFNAGE MARINA, DUNBEG,
OBAN PA37 1PX

EXECUTIVE SUMMARY

A purpose built marina chandlery with chartered yacht services



01 — £630,380 Annual turnover (Y.E 30/11/23)



02 — £217,000 Adjusted net profit



03 — Outstanding West Coast location



04 — Fleet of 11 yachts – 6 owned and 5 managed



05 — Bareboat and Skippered Charter and Chandlery



06 — Multi-Purpose Marina Shore Side Building



07 — Energy Rating F





THE BUSINESS

Alba Sailing has been Scotland's premier yacht charter company for over 40 years. Operating from purpose-built shore side premises, the company offers a wide choice of yachts for charter along with all equipment needed to ensure a fantastic voyage.

The premises contains a chandlery offering goods such as equipment hire, and laundry services for the charters. There is also an adjacent workshop that provides maintenance for the chartered yachts. On the first floor is a self-contained training suite for shore-based training programmes and winter storage for the yacht's equipment.

The charter service currently runs with 11 yachts, six of which are owned privately by Alba Sailing. They manage a further five yachts in addition to the owned fleet. (An agreement has been put in place for the managed yachts to remain in the fleet after sale). All of the yachts have been specifically chosen for their suitability for west coast sailing and their individual sea going properties. They are all suitable for either bareboat charter or skippered charter.

Full individual yacht details can be found on www.alba-sailing.co.uk



LOCATION

Dunstaffnage Marina is located on the shores of Ardmucknish Bay, overlooking the castle at the entrance to Loch Etive. Situated three miles north of Oban, the marina sits adjacent to the main A85, one of the main tourist routes leading east through Loch Lomond & The Trossachs National Park towards Perth (108 miles). Glasgow is approximately 95 miles south & Inverness 106 miles to the north.

Alba Sailing operates from a substantial waterfront property, located on the lower level of the marina complex. The upper level consists of a car park and Wide Mouthed Frog Hotel with side road linking the two sections.



THE PROPERTY

Over two floors, the detached building is of rendered concrete block construction with a pitched slate roof. The ground floor has windows to the front and side of the building. The first floor has two large dormer windows facing the marina to the west.

External Details

Car parking is available on site for 10 cars, or when off season, approximately three yachts can be stored ashore alongside the building.

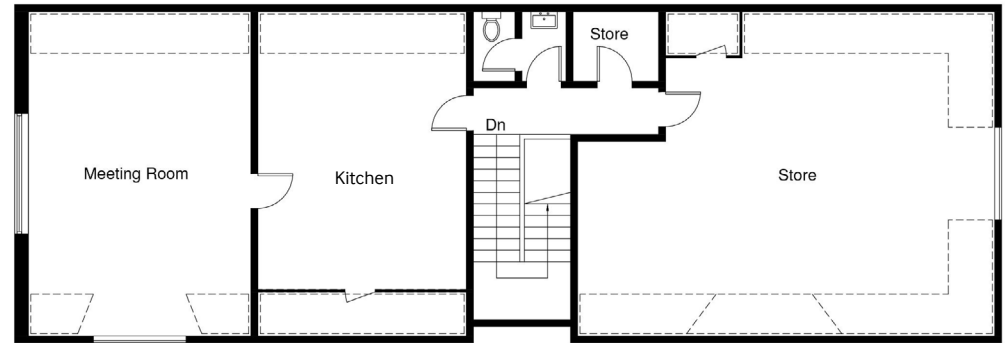
Internal Details

Ground Floor 199 sq m (2,152 sq ft)

Reception, chandlery store, laundry, WCs with shower room, staff room, workshop and waterproof sailing suits hire store.

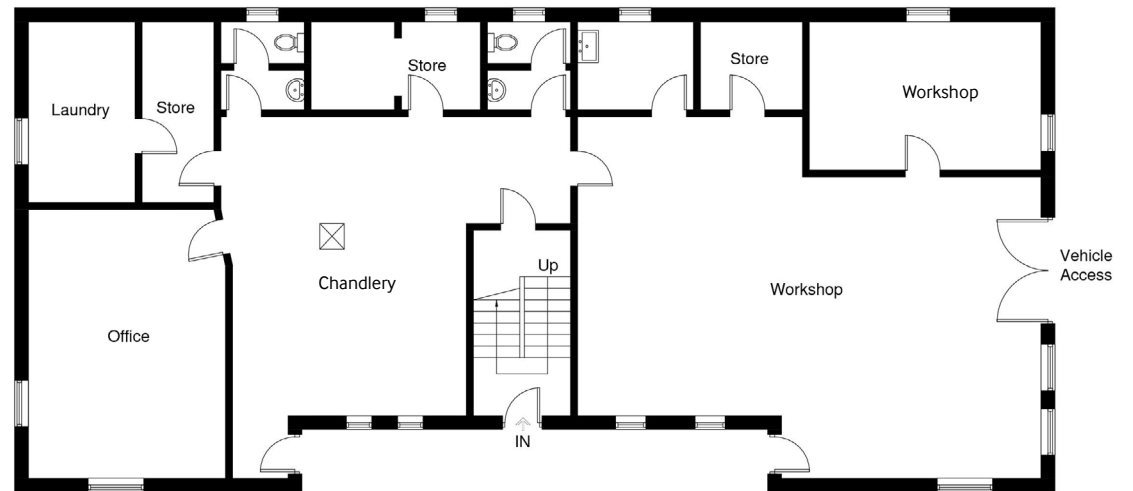
First Floor 144 sq m (1,549 sq ft)

One training suites with beautiful views of the marina and beyond along with a kitchen and further WC with separate shower room.



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

Alba Sailing, Dunstaffnage Marina, Oban, PA37 1PX

FIXTURES & FITTINGS

We have been advised by the vendor that fixtures, fittings and equipment will be included in the sale. A full detailed inventory will be supplied during the legal process.

TENURE

The building stands on ground which is sub-let from Dunstaffnage Marina and runs until 2047, although there are various options available. The current rent payable is £8,000 per annum.

Under the terms of the sub lease, no other yacht charter company can operate from the marina giving Alba Sailing exclusivity for all charter operations.

The whole business operation is self-contained within the marina.

STAFF

There are currently three full time employees within the business.

TUPE regulations (Transfer of Undertakings) will apply as standard. Further details are available on request.

BUSINESS RATES

The subjects have a current rateable value of £6,200 (effective 1st April 2023). All parties should make their own enquiries with the local Assessors Department.

OPENING HOURS

Monday to Sunday: 9am – 5pm

Yacht Charters run from March to October



MANAGED FLEET

Boat Name	Type	Length (ft)	Build Year
Pollyanna	Dufour 425 Grand Large	42.5	2008
Raphy G	Beneteau Oceanis 46	46	2011
True Blue	Moody 31	31	1989
Miss Victoria	Jeanneau Sun Odyssey 409	41	2012
Explorer of Sleat	Jeanneau Sun Odyssey 439	44	2015



THE FLEET

Boat Name	Type	Length (ft)	Build Year	Value (£)
Chantilly of Oban	Jeanneau Sun Odyssey 43	43	2004	85,000
Eloise	Jeanneau Sun Odyssey 43 DS	43	2004	90,000
Oceanlord	Westerly Oceanlord	41	1994	80,000
Clear Blue	Westerly Oceanranger	38	1995	65,000
Flyer	Jeanneau Sun Odyssey 35	35	2005	55,000
Shadowfax	Dufour 36 Classic	36	2005	55,000



PRICE

Guide price of £850,000 for the leasehold interest and owned fleet. (Stock at valuation in addition).

All account information, current bookings and fleet information will be made available to

CONTACT

No direct approach should be made to the business.

For appointment to view, or for further information please contact:

MARK LAVERY

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CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent, January 2024

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

