



Offers Over  
**£870,000**  
(Freehold)

**The Edinbane Inn,**  
Edinbane, Isle Of Skye, IV51 9PW





Stylish refurbished Boutique Inn set on the ever-popular Isle of Skye

Very profitable business operation

Stunning newly refurbished restaurant and bar providing 78 covers

Delightful property with 7 comfortable letting bedrooms blending contemporary design with traditional features

Spacious garden grounds incorporating development opportunities and generous parking





## DESCRIPTION

The Edinbane Inn is an attractive Victorian property which benefits from exceptional contemporary internal design. The property has enjoyed significant recent investment which results in this property being presented to the market as an extremely high-quality turn-key operation. An exceptional business is offered with a strong and sustainable trading platform. As well as the extensive sympathetic upgrading of the areas of the building enjoyed by guests, the owners have also developed the 'behind the scene facilities'. A full system of soundproofing has been installed. The Inn enjoys a great reputation as a bar venue for popular music sessions, so this improvement ensures a good night's sleep for all guests – essential on an evening of lively traditional entertainment. The fire system, electrics, hot water and heating have all also been upgraded to a high standard.

The owners have been granted "planning in principle" for a dwelling house on the grounds to the rear of the property. They have also been granted planning permission for the development of the sheds to the rear of the property to include a complex of a further 5 letting bedrooms. This extensive area could also be considered for glamping pods should the relevant permissions be sought. These grounds extend to 1.5 acres together. Plans and details are available on request.

Originally built as a farmhouse, the property is fresh and stylish and provides a delightful space for both residents and non-residents alike. Diners can choose to eat in the spacious lounge bar area, which has seating for 40 guests or in one of the two attractive restaurant areas which are all located on the ground floor, serving a further 40 covers. The bar itself is large and has an open area, with fireplace and wood burning stove where drinks can be enjoyed whilst awaiting a table. Stairs lead from the bar to the first floor where the 7 stylish en-suite bedrooms are located.

Behind the scenes, the well-equipped commercial kitchen is spacious and well designed. Generous storage, preparation areas and large fridge and freezers all contribute to this well-run operation.

The Inn effortlessly blends a modern contemporary feel with the elements of an old farmhouse, retaining traditional characteristics resulting in a truly impressive property.

## REASON FOR SALE

The current owners purchased the Inn in 2010. Now with a young family and having invested heavily in the infrastructure of this impressive business, they have decided to pursue other interests which brings this unique opportunity to the market. New owners have the opportunity to take this beautifully decorated platform and develop the business to take it to the next level of operation.



## TRADE

The business trades 7 quality letting bedrooms plus very popular restaurant facilities and a modern bar. Over the last couple of years, the restaurant has established an excellent reputation resulting in advance bookings being required should visitors wish to guarantee a table. The lack of good eateries in the near vicinity adds to the popularity of this venue with the Inn quickly becoming a destination location for the many people who both holiday and live on Skye. In the Summer months, the Inn can serve over 90 meals during the evening trade, turning over the tables at least twice during each session. The business operates with an exceptional turnover and high profitability. The Inn benefits from excellent reviews on various websites and features in the Michelin Guide for good cooking. It uses VisitScotland and is AA recommended as well as offering a popular Facebook page. During the main season the business generates near 100% occupancy through the use of their own website and the booking platform 'freetobook'. The business uses booking.com during the shoulder months. Trading seasonally, from mid-march to the end of October, the business presents a strong and sustainable business model, but also offers the potential to drive trade further by extending the operation and increasing lunchtime trade.

## STAFF

The Inn operates with a full team of staff covering all areas of operation. The team comprises of 7 full-time staff plus additional casual staff as required. The business has the benefit of being able to accommodate staff in local rented accommodation which is part of their employment package.

## LOCATION

The stunning Isle of Skye, is located on the north western coast of Scotland and is a world-renowned holiday destination for a great number of reasons, appealing to a wide range of visitors. The Summer season sees the population of the Island increase significantly. Portree is the cultural hub for Skye, and the largest settlement with a population of around 2500. Skye's rugged Cuillin Mountains are known to walkers and climbers the world over and visitors are drawn to the spectacular Trotternish Ridge to the north as this wild area is dominated by astonishing rock formations such as the Old Man of Storr, Kilt Rock and the truly extraordinary pinnacles of the Quaraing.

Fishing, water sports and genealogy are constant attractions along with breath-taking scenery, castles, distilleries and a Highland welcome. The village of Edinbane lies on the A850 at the foot of the Waternish Peninsula 14 miles from Portree and 8 miles from Dunvegan. The village is based around crofts with a

small primary school and pottery. The Edinbane Inn is situated in the centre of the village. The area has a significant number of campsites, self-catering units, bed and breakfasts etc. which generates a great deal of footfall to the Inn.

## PUBLIC AREAS / LETTING BEDROOMS

The entrance to the property from the car park is through a modern wooden vestibule leading into an attractive open plan lounge bar area. The tastefully decorated lounge bar is set with modern soft and free-standing furnishings to seat 40 diners, providing a relaxing area for guests. The lounge bar has a characterful wood burning stove with an exposed stonework surround. Mention has to be made of the recent upgrades to the excellent washrooms including disabled facilities, all located on the ground floor to the rear of the subjects. Seldom are restrooms presented to such a high standard but this reflects the attention to detail and quality fixtures that are favoured by the vendors. Off a central corridor are further modern and stylish eating areas, which can seat up to 40 covers. Again, the quality of the décor, and fixtures and fittings, reflect the lovely taste of the owners.

The Inn has 7 boutique bedrooms, all with modern en-suite facilities. In-room services include modern televisions, tea and coffee, hair dryers and complimentary toiletries.

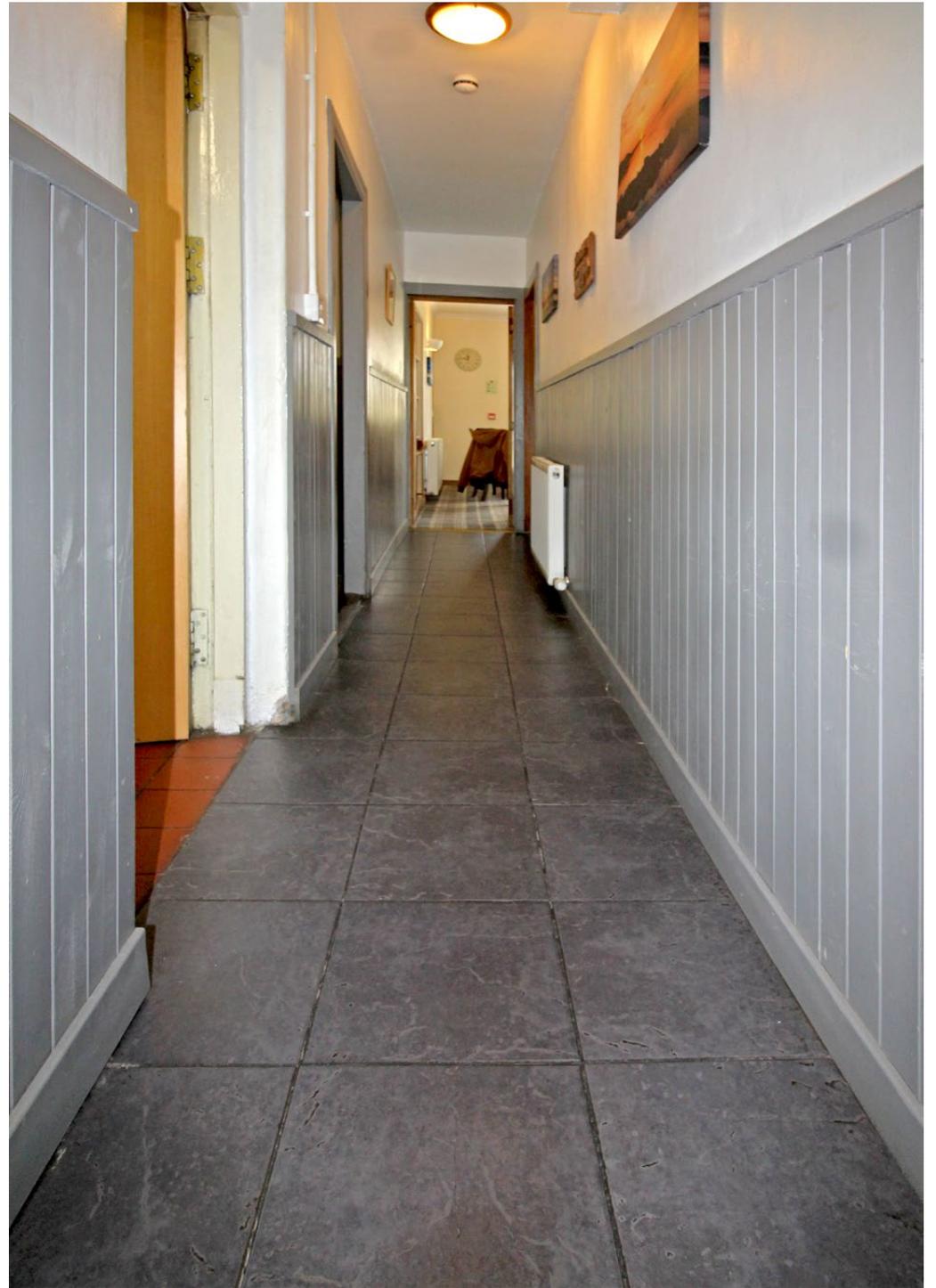
The rooms are all located on the first floor, and are configured as follows:

Room 1	Double bedroom with en-suite shower
Room 2	Large king-size bedroom with en-suite shower
Room 3	Double bedroom with en-suite shower
Room 4	King-size bedroom with en-suite shower
Room 5	Large king-size bedroom with bath and separate shower
Room 6	King-size bedroom with en-suite shower
Room 7	Double bedroom with en-suite shower









## SERVICE AREAS

The property benefits from spacious catering facilities, ergonomically laid out and well situated for service. The modern commercial kitchen has a full range of catering equipment and effective extraction system to support a high level of food production. Off the main kitchen, additional space is used for preparation rooms, washing up areas and storage. The kitchen has a dry goods store and the business benefits from excellent general storage. The business has a beer cellar and other storage areas.

## PRIVATE ACCOMMODATION

Periodically, one of the letting rooms (Room 7) is used for staff accommodation. However, there are a number of rooms on the second (attic) floor which require further development. The owners have been granted "planning in principle" on the land to the rear of the subjects for a dwelling house.

## GROUNDS

The property is well sign-posted with access from the road into the parking area to the front and rear of the subjects on a gravelled surface. A grassed area is located to the front and is set to picnic tables which is popular in the warmer months. The owners have been granted "planning in principle" for a dwelling house to the rear as well as planning permission for the development of the sheds to the rear of the property to add a complex of 5 letting rooms.

## SERVICES

The business benefits from mains electric, water and drainage. LPG gas is used for cooking and central heating. Throughout the property has been fully rewired and has a modern fire system. Wi-Fi is available throughout.

## ACCOUNTS

This business operates extremely profitably, demonstrating a consistently high turnover. New owners who have experience in the industry could take the business to the next level. Full accounting information will be made available to seriously interested parties subsequent to viewing.

## DEVELOPMENT OPPORTUNITIES

The owners been granted "planning in principle" for a dwelling house – 22/00351/PIP. This sizeable plot enjoys stunning views towards the Trotternish Ridge and has the potential to create a stunning family home. The house sits well back from the Inn allowing privacy when not working.

Planning permission is also in place for the development of the area occupied by existing sheds to create a complex of an additional 5 letting rooms – 22/00706/FUL. Both applications are located on the grounds behind the hotel which extend to 1.5 acres. Drawing information for both is available either directly from the selling agents or from the Highland Council planning website.

This land and the development area could also be considered as a site for glamping pods if that was the new owner's preference, this would be subject to obtaining the appropriate consents.

Trade could be extended throughout the year benefitting from the visitors that continue to visit the area in the winter. Trade from the local community could also be enjoyed during the quieter months.

Lunchtime trade could be developed throughout the year

The unused rooms on the second floor could be reconfigured to allow for staff accommodation or additional letting rooms provided the relevant fire safety requirements were fully met.

## WEBSITE

[www.edinbaneinn.co.uk](http://www.edinbaneinn.co.uk)

## RATES

The rateable value of the business is £23,000 as at April 2017.

## LICENCE

The business has a licence under the Licencing Scotland Act 2005 and a copy of the operating plan is available to interested parties, which details operating practices.

## PRICE

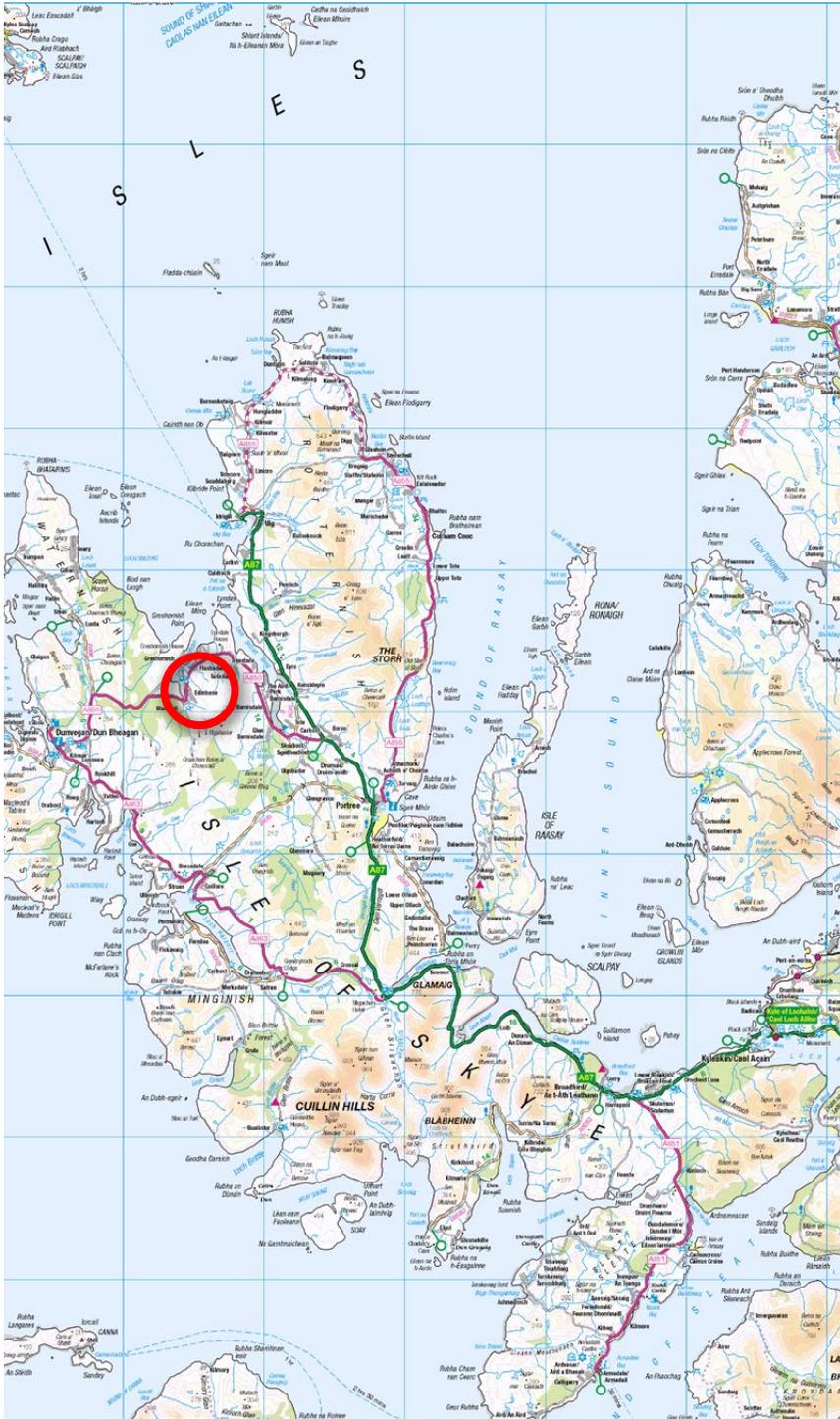
Offers Over £870,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock will be transferred at cost valuation. It would be possible to purchase the Inn on it's own, POA.

## EPC RATING

This property has an Energy Performance Rating of 'F'.







## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## DIRECTIONS

See map insert.

## VIEWING

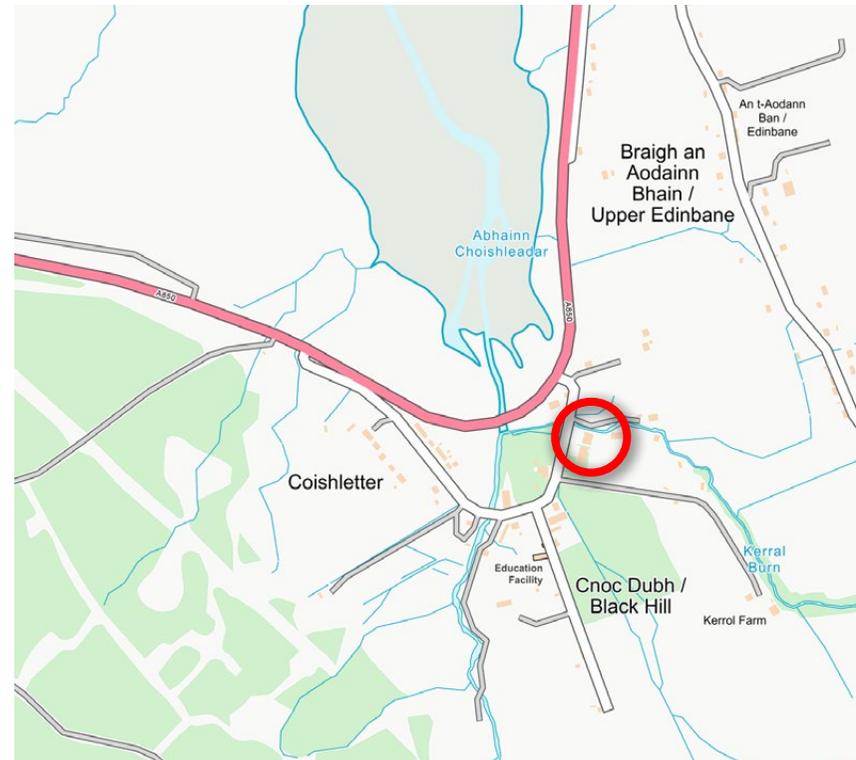
All appointments must be made through the selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757 (5 lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

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