



Offers Over
£425,000
(Freehold)

Calgary Tea Room, Self-Catering Studios & Staff Bungalow,
Calgary, Tobermory, Isle of Mull, PA75 6QQ





Well-established and profitable business in a beautiful location

Tastefully renovated property with delightful features in walk-in condition

Ideally located in the Hamlet of Calgary on Mull, only ¼ mile from gorgeous beaches

Optional purchase of 0.25 acre plot with planning permission available by separate negotiation.

Development opportunities such as extending trading hours and changing the use of staff accommodation

DESCRIPTION

Calgary Tea Room & Studios is a well-established and profitable business with an excellent reputation. It comprises a licensed Tea Room, takeaway, 3 self-catering units and a further 2 units, currently used for staff accommodation. In addition, the current owners are separately selling a plot that sits alongside the premises comprising of approx 0.25 acre, where planning permission has been granted recently from Argyll & Bute Council for a 3 bedroom 1 and ½ storey house. Details of which are available upon request

Set in the Hamlet of Calgary on the Isle of Mull and only ¼ of a mile from the stunning Calgary Bay & Beach, the Tea Room is very popular with Mull residents, tourists and benefits from passing trade. This is not surprising given the excellent location where many tourists visit the island due to its stunning scenery, unspoilt beaches, wildlife, excellent sailing waters and glorious sunsets.

The property, which was acquired by the current owners over 30 years ago, nestles into the landscape and was originally a cart shed & stables. It has been sympathetically renovated and now trades as the successful business it is today. The Tea Room and takeaway only operates during the main Tourist Season from March to end October thus giving new owners the option of increasing turnover by expanding trading further. The self-catering units are available throughout the year with 2 units currently used as staff accommodation that could easily be converted to further self-catering properties at minimal cost.

THE PROPERTY

The property originally dates from the early 1900's. Since acquisition it's been carefully and tastefully renovated over the last 30 years to its current level. Internally the property is of modern construction retaining the attractive exposed original stone walls in several areas. Arranged over 2 floors, the Tea Room, one of the self-catering units and the 2 staff units are on the ground floor and the other 2 self-catering units are on the first floor. The Tea Room was developed in 1991 and the accommodation area in 1998, since then the welfare facilities were added in 2016/17.

REASON FOR SALE

The current owners have run the business for over 30 years, initially as a small hotel, and they have now decided to concentrate on other interests' whilst at the same time remaining in Calgary. As such they are very happy to provide a detailed handover as well as being available to mentor and assist the new owners as required.





TRADING AREAS

The business is situated in a prominent roadside location within Calgary with ample car parking facilities adjacent to the property including shared car parking with the gallery to the rear of the property. The Tea Room is bright and airy and comprises 30 covers inside with a further 20 outside in an attractive courtyard setting. There is also a small retail / shop area within the Tea Room and there is very good range of fixtures & fittings and fully operational kitchen.

The Tea Room can be accessed from the front courtyard area as well as the rear of the property and is adjacent to the famous and well-established Calgary Art in Nature & Calgary Arts Gallery. Both businesses complement each other with a largely shared footfall and parking, offering visitors a destination with several nearby attractions. The ground floor comprises the Tea Room, public toilets, the fully equipped kitchen, shop area, storage cupboard and an excellent covered drying & washing facility.

There is the one bed Cart Studio which is self-contained and offers a very comfortable living area, ensuite shower & fully equipped kitchen area. Still on ground floor level at the rear of the building and being used currently as staff accommodation there is a one-bedroom unit with living area, kitchen and ensuite facility as well as a further 2-bedroom unit with a kitchen, bathroom with shower and living area within the larger bedroom. Both staff areas were in the past used as self-catering units and could easily be switched to such again.

The first floor of the building houses the 2 one-bedroom self-catering units known as East and West Lofts. Each sleep 4, using a sofa bed situated in the lounge. Both mirror each other and are extremely popular for letting. They are accessed via a staircase from the courtyard each offering generous living accommodation, a double bedroom, fully equipped kitchen within the living room and a bathroom with a bath and shower over.

The business enjoys good profitability as a consequence of its location, condition and the excellent service/ facilities provided. The current owners have continually invested in the property/ business resulting in it being in walk-in condition.







LOCATION

Calgary Tea Room & Studios has an excellent trading location set in the north west of the Isle of Mull which is the second largest island of the Inner Hebrides (after Skye). The Island of Mull is one of the most accessible inner Hebridean Islands with car and passenger ferries arriving daily from the mainland, being reached by a 45-minute vehicular ferry from Oban. Services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. A local bus service covers the Island and there is a small airstrip at Glenforsa suitable for private aircraft. A main line train service operates from Glasgow to Oban, with most trains connecting with the ferry.

The Island is a popular holiday destination and is famed for its wildlife and outdoor pursuits. Calgary Tea Room & Studios is positioned in Calgary, just 5 miles from Dervaig Village and 12 miles from Tobermory – the capital of Mull and is situated to the North West of the Island benefitting from some seaward views over Calgary Bay; the secluded beach is a 10-minute walk from the property. The Island has a population of around 3,000 with the majority (c1,000) living in Tobermory. The number of visitors to Mull throughout the year swells the overnight population significantly. The small Hamlet of Calgary is near to arguably one of Scotland's most beautiful white sandy beaches and is in a setting which

Gaelic Scottish Poet Sorley Maclean even weaved into his poem Traighean where he described the natural beauty of Calgary Bay as a place where you could spend eternity with a loved one. With its small community of a few homes, the sweeping, sheltered Bay is overlooked by Calgary Castle which was built in the 1820s by Captain Alan MacAskill, the landowner of the time. With views over to Tiree, the location could be described as one of the most picturesque stop off points to enjoy some food and a cup of tea or even something stronger!

Fionnphort is only 55 miles very scenic drive away with a busy ferry port providing sailings to Iona and Staffa making Calgary Tea Room a great base from which to visit these locations. Mull is a bustling destination with tourists from around the globe who come to visit the famous Isle of Iona, known as the "Cradle of Christianity". Iona is Scotland's second most popular tourist attraction and one of the most visited destinations in the UK, therefore driving a strong level of trade through Mull. Iona offers an abundance of marine and wildlife and is home to The Columba Centre, a museum that exhibits ancient artefacts from the area and traces the history of St Columba.





SERVICE AREAS

The premises are very well laid out to support the business with the self-catering and staff living areas completely separate from the Tea Room. There is a large workspace covered area accessed from the Tea Room foyer which acts a work area, washing & drying facility.

SERVICES

The property benefits from mains electricity, shared private water supply & drainage, solar water heating, oil fired heating, full internet coverage and PV panels. There is also a phone line situated in the Tea Room. Fire detection is provided throughout.

DEVELOPMENT OPPORTUNITIES

There are a number of areas that could be developed to assist growth and income / profits generation such as:

- Changing some or all of the staff accommodation properties to self-catering.
- Extending the Tea Room opening hours and opening on a restricted basis during the shoulder months.
- Trade the self-catering units during some or all of the winter months.
- Construct owners' accommodation on the 0.25 acre development site.
- Consider hosting events and offering evening meals.



TITLE NUMBER

The property is part of a larger title and will be split out during the course of the sale, an indicative site plan is available.





LICENCE

The business has a restricted license under the Licensing Scotland Act 2005, and a copy of the operating plan is available to interested parties which details operating practices. License number is AR/169, Café at Calgary Arts Tearoom.

FINANCIAL ACCOUNTS

Full accounting information will be made available to interested parties, subsequent to viewing.

WEBSITE

www.calgary.co.uk

EPC RATING

The main property has a current EPC Rating of 'G'. With some modest expenditure this could be improved. The East & West Properties carry an EPC Rating of C and D respectively.



Photos showing Staff Accommodation





RATES / COUNCIL TAX

The property is split into a number of rateable properties, the business rateable values (April 2017) are follows:

- Calgary Carhouse (Tearoom), rateable value of £2,400, reference number 01/04/A36660/0025
- Calgary Farm Cart Studio, rateable value of £1,000, reference number 01/04/A36660/0031/00001
- Calgary Farm West Loft, rateable value of £1,000, reference number 01/04/A36660/0031/00008
- Calgary Farm East Loft, rateable value of £1,000, reference number 01/04/A36660/003/00002
- These when combined would benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero, for eligible businesses. The Staff Bungalow has a council tax rating of 'B'.

PLANS

Outline Floor plans are available from ASG Commercial Limited on request.

PRICE

Offers over £425,000 are invited for the heritable property complete with goodwill, fixtures & fittings according to inventory (excluding personal items). The development plot is available by separate negotiation, for further information please contact the selling agents directly. Stock at valuation.

FINANCE & LEGAL SERVICES

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

DIRECTIONS

See location map. The what3word reference is ///exacted.grad.technical

VIEWING

All appointments to view must be made through the vendors selling agents:

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

Tel: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Limited with whom purchasers should register their interest if they wish to be advised of a closing date.



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