



Offers Over  
**£490,000**  
(Freehold)

**Sango Sands Oasis,**  
Sangomore, Durness, Sutherland, IV27 4PZ





A charming bar and restaurant in the picturesque coastal village of Durness

Ideally situated on the North Coast 500 Route

Spacious owners / staff accommodation comprising 4 bedrooms, a shower room and a lounge / dining room with open plan kitchen

Profitable bar business with opportunity to reopen previously successful restaurant, located beside caravan park

Flexible offering with opportunity to change the previous business model



## DESCRIPTION

Sango Sands Oasis is a fantastically located property on the NC500 through Durness benefiting from excellent signage and a large car park immediately adjacent. The bar and restaurant are located in a beautiful setting with great views across the sand dunes and cliffs to the ocean beyond. This property has a charming character with exposed timber roof beams and attractive use of brick and wooden finishes providing a most rustic and natural ambience.

The original aspects of the building date back to the early 1800s, with more recent additions. Sango Sands Oasis is a well-established business which has a long trading history. The business is ideally situated to take advantage of the popular NC500, the users of the large adjacent campsite and the beautiful area surrounding the village. The building has a large footprint with two internal trading areas plus support facilities and an external grassed area offering an alfresco dining option during warmer weather. The restaurant and bar internal areas can each comfortably seat around 56 guests. The bar, which benefits from a wood burning stove, has a number of nooks, which provides a cosy and enjoyable bar experience.



The business benefits hugely from spacious owners / staff accommodation situated in a lovely 4-bed building located on the far side of the car park. The benefit of this accommodation making this a tremendous home and lifestyle opportunity. This business would ideally suit a couple with a hospitality background. The subjects offer new proprietors a range of possibilities regarding trading options all depending on personal choice.

## TRADE

Due to the Seller's personal circumstances the restaurant is currently closed although the bar is still being run. The business trades from mid-March until the start of November but could lend itself to a year-round trading model should this suit the personal preference of the new owners. There is also the opportunity to extend the opening hours from those undertaken previously. There is undoubted potential to operate the business during the day time offering a generalist café service and lunches taking advantage of passing trade. The restaurant has around 56 covers internally and the bar also seats around 56 customers plus 2 picnic tables outside. Despite the restricted trading hours, the business previously generated a sound profit from a turnover of circa £480,000.



The current owners own the campsite adjacent to the business and this feeds the bar and restaurant with a large number of customers. The current owners recognise that the two facilities complement each other and are therefore looking forward to working with the new owners so both businesses can thrive.

Sango Sands Oasis had a sound reputation for good quality food. Benefitting from an excellent situation in an area of already established tourism and on the North Coast 500, the business can benefit from a consistent level of trade.

### **Bar Opening Times:**

Normal Hours – 12:00pm to 2:30pm and 5:00pm to 11:00pm

### **LOCATION**

The North West Coast of Scotland is famed for its spectacular countryside, rugged mountains, stunning coastline and beautiful beaches. The idyllic scenery and open spaces combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands. The region is renowned for its outdoor activities and there are Munros within the area plus the option of many more leisurely walks.. The coastal location supports sea-fishing, sea kayaking and sailing. Freshwater fishing amidst the unspoilt surroundings is another favoured option. The wide range of birdlife and animals roaming wild are a great attraction. Geology groups are often visiting the region and are attracted by the Geopark to the south near Scourie. The region is set along the North Coast 500 route which represents a huge draw for visitors to the area.

The mountains and hills within the area offer walks for all ability levels and are home to many unique habitats for flora and fauna that attract visitors from all around the world. The largest sea cave in Britain is located close by. Durness is an excellent base from which to explore the beautiful north west coast with Lochinver, Scourie and Kylesku close by.

The village and area of Durness has a range of facilities including a golf course, beaches, a hotel and guest houses, general store, Post Office and a filling station. Primary schooling is available within the village and secondary schooling is provided in Kinlochbervie.



## REASON FOR SALE

The vendors have run the business for more than a generation and have enjoyed developing the trading aspects of this popular bar and restaurant. It is now their desire to focus on other business interests that brings this highly attractive opportunity to the market.

## THE PROPERTY

The original building is of rendered stone/brick construction under a slate roof and was originally constructed in the early 1800s. This part of the property is set over 2 floors, the upper floor being used for storage and staff welfare accommodation. The kitchen, restaurant and bar were constructed around 40 years ago and are of rendered block wall construction with a dual pitched metal profiled roof. The property benefits from excellent signage, 32 hard finished dedicated parking spaces which are located immediately adjacent to the building as well as a beautiful coastal location.

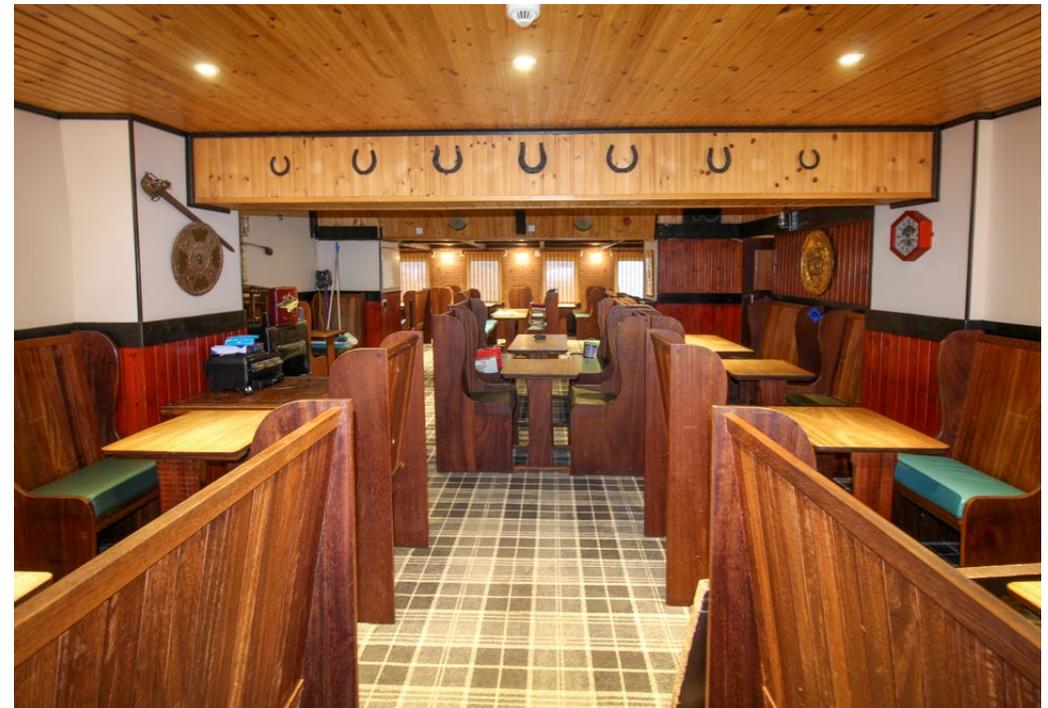
The separate owners / staff accommodation building is a single storey property. This property is built of rendered block wall construction with a dual pitched metal profiled roof. In addition to the living accommodation there is a store to one end of the property, accessed separately.

## THE BAR AND RESTAURANT

Access to the restaurant is through a single door from the car park leading into a lobby and thereafter into the restaurant area which has cubicle seating for 56 covers. This most attractive area has exposed brick detailing and is carpeted creating a lovely atmosphere. There is a doorway leading directly to the kitchen which aids ease of food service. The toilets can also be accessed directly from the restaurant.

The bar is separately accessed from the car park through lobby. The bar offers seating for 56 covers. This pleasant area has exposed brick detailing on the external walls, a wood-burning stove and mix of carpeted and hard flooring providing a lovely ambience. Located in the centre of the areas is an attractive wood panelled bar servery with a striking gantry behind. The beer store is located immediately separately behind the bar area. From the main central area there are 4 further independent seating zones, including a conservatory, which provide a more intimate drinking experience with a variety of seating types. The bar has dedicated toilets located nearby. The bar and restaurant are connected via a single door.

The pool table and gaming consoles are currently rented and we expect it will be possible to carry this arrangement forward.





## SERVICE ACCOMMODATION

The business has a good level of service accommodation which includes a well-appointed commercial kitchen, preparation and pot-wash areas. The business also has significant storage for freezers, dry goods and consumables within the original building area. The public toilets are maintained at a good standard.

## OWNERS / STAFF ACCOMMODATION

The private accommodation is accessed directly from the car park and comprises of 4 bedrooms; 3 double and 1 single, and a substantial open plan lounge / dining / kitchen, off which there is a shower room with WC. The present operation allows for staff to utilise this building but the property would allow for spacious family accommodation. The property is in good physical condition throughout although new owners may wish to redecorate. There is the potential option of converting the storage located to one end of the building to extend the private accommodation.

## GROUNDS

Sango Sands Oasis is well sign-posted and is situated immediately adjacent to the camp site and cliffs overlooking the sandy beach below. There is a spacious grassed area to the rear of the property with lovely coastal views and set to 2 picnic benches. The 32-space hard finished car parking area is bordered by grass with direct access from the A838, occupying an area of circa 1 acre.

## SERVICES

With mains electricity, water and drainage, the business uses Calor gas for cooking and some space heating. The bar / restaurant benefits from localised LPG-fired central heating. The domestic accommodation is electrically heated.

## ACCOUNTS

The Sango Sands Oasis has always traded profitably and full trading figures will be presented post viewing which includes the historic result for the restaurant part of the business. Trading accounts may be made available to interested parties subsequent to viewing.

## WEBSITE

The business has a functional website (<https://sangosands.com>). This covers both the Sango Sands campsite and the bar. The owners will edit out the bar / restaurant elements from their web site before the sale is concluded. All bar / restaurant web base materials will be provided as part of the sale.









## LICENSING

The business has a liquor license under the provision of the Licensing Scotland Act 2005, reference HC/CSER/0841. A copy of the Operating Plan will be made available to interested parties after viewing.

## EPC RATING

The property has an energy rating of 'bbc'.

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## RATES

The rateable value of Sango Sands Oasis as at 1 April 2023 is £22,000, reference 02/12/012000/2. The stand-alone accommodation building has a Council Tax banding of 'B'.

## PRICE

Offers over £490,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory). This can include the accommodation building furniture if desired.

## 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

The business is clearly sign posted on the A838 in the village of Durness; see the inset map. Inverness 104 miles / Ullapool 67 miles. The what3words reference is ///eyeliner.highly.debut.

## VIEWING

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

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

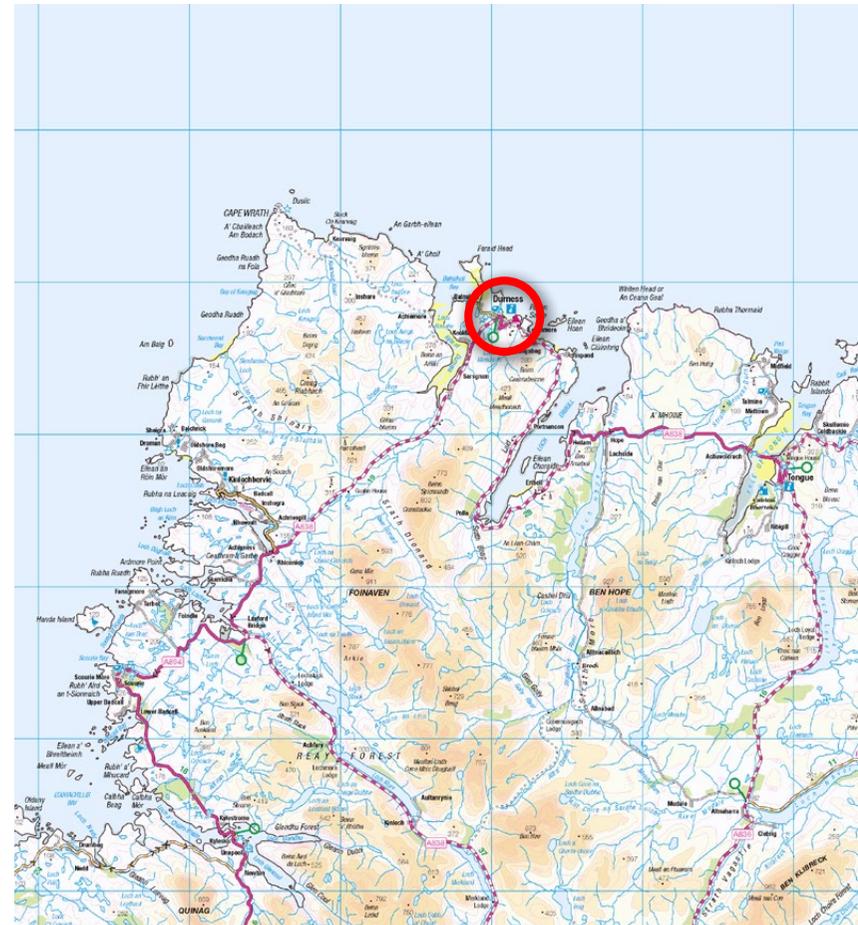
Tel: 01463 714757

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

Website: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

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



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