



Offers Over
£730,000
(Freehold)

The Legend of Saucy Mary,
Main Street, Kyleakin, Isle Of Skye, IV41 8PH





Substantial and attractive Highland Hybrid Lodge with excellent restaurant and iconic bar

Stunning coastal and excellently based trading location on the ever-popular Isle of Skye

Excellent bar and dining rooms plus good service areas including attractive external spaces

Easy to operate trading model and outstanding year-round business opportunity producing excellent profitability

Currently configured to sleep up to 81 guests with 3 generous staff accommodation areas





DESCRIPTION

The Legend of Saucy Mary is a most attractive business opportunity within a stunning coastal setting providing access to some of the most dramatic scenery the Highlands has on offer. Situated in the popular village of Kyleakin on the irrepressible tourist destination that is the Isle of Skye, the property has a significant footprint within a lovely and central village setting. The original property dates from 1926 and has open views towards the Loch to its front and hill views to its rear.

The business has undoubted allure and attracts a constant stream of visitors. Its quintessential appeal is the simple nature of its provision plus its easy-to-operate business model all set within a spectacular backdrop. This substantial building provides hybrid lodge accommodation, which ranges from a bedroom with an ensuite and cooked breakfast to bunk accommodation. The business is in walk-in condition. The 22 rooms currently being utilised for guest accommodation are all presented to a good standard. The majority of the bunk accommodation have dedicated private bathrooms. A number of the bedrooms have en-suite shower rooms. The communal kitchen with limited cooking facilities is well maintained and the room has scope for further development. The rooms have the capacity to sleep up to 81 guests within its current configuration. The business is highly popular restaurant / bar with guests and locals alike, offering a good level of cuisine and a wide range of beverages. The dining options include the main bar plus 2 other separate dining lounges; all are well-presented and have a good reputation. The Legend at Saucy Mary is well known for its fine ambience. The business attracts a wide range of clientele as it appeals to large groups, families, couples and the lone traveller.



The present operator does not live on the premises but there is undoubted scope to utilise some of the current letting rooms for the personal use of new owners should this be required, subject to statutory approvals. The vendor also owns Witchwood Guest House, a 6 bed traditional house located 100m from the premises. This could be purchased as owner's accommodation or as further guest accommodation under separate negotiations.

The present owner undertakes the management function and utilises a full team of staff which could allow new proprietors the opportunity of a balanced work / life business. Conversely, where a couple is running the business, should they wish to undertake a full hands-on role, there is undoubted scope for additional development to allow the new owners to take the business to the next level.

REASON FOR SALE

Owned and operated by our clients since 2005 The Legend of Saucy Mary has provided an excellent quality of life proving to be a sound investment. The business is a profitable and sustainable trading proposition both in terms of income and the infrastructure. It is the vendor's desire to reduce their workload and therefore reluctantly present the property onto the market.

LOCATION

The village of Kyleakin is the first major settlement to be found upon crossing the Skye Bridge on the Isle of Skye with a population of about 300. The village of Kyleakin is also the site of the ruin of Castle Moil, dating from the late 15th century. Legend states an older fortification on the site was originally built for a Norwegian princess known as 'Saucy Mary' who would charge a toll to any boat using the narrow channel by hanging a chain from the castle to the mainland to prevent unpaid crossings. Her fame is where the business derives its name from.

The village is along the strait of Kyle Akin opposite the mainland town of Kyle of Lochalsh which has a good range of services, is on the main intercity bus route and there is a rail link nearby. Kyleakin has a quintessential appeal for tourists and is an established holiday destination. The local waters in the area are used by fishing boats, pleasure craft and a range of water sports enthusiasts. The broader area boasts a wide range of activities that can be undertaken such as golf, guided mountaineering, cycling, nature walks and fly fishing to name but a few. 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. In addition, there are many hill lochs offering the angler an opportunity to catch spectacular native wild brown trout. The Island is highly popular with naturalists and ornithologists who find birds of prey, waders and a host of seabirds in the locale.

This attractive business sits in the middle of this vibrant village where amenities include a community hall, preschool, primary school, churches, crafts outlets, a number of coffee shops and the bus stops just across the road from the premises. The local medical practise is located in Kyle, just across the Skye bridge. Secondary schooling is provided in Plockton less than 9 miles away with a free bus service for children to and from school.









PROPERTY

The original building date from 1926 and are of stone construction under a slate roof, set over three floors. The property has been extended all round over the years. The modern 2 storey accommodation annexe is located to the west side of the main building and was constructed in the 1960s. The property has stunning seaward views to the front and hills to the rear. The accommodation, facilities and furnishings are of a good standard; most rooms have wash hand basins inset. Over recent years the current owner has updated the accommodation to include more ensembles, thus expanding the potential clientele. The dining and bar facilities have recently been updated and redecorated meaning that they are well presented projecting an all-round excellent proposition in an inspirational location which will be sure to generate a great deal of interest.

MAIN BUILDING

The main entrance to The Legend at Saucy Mary enters into the bar and the restaurant via a lobby from Meuse Lane. The bar is open plan with a solid fuel fire opposite the bar area. The wooden bar servery is highly attractive and this coupled with the attractive wooden floor gives a homely ambience. The restaurant area is set for around 90 covers and laid out over 4 areas, the upper restaurant, lower restaurant, the sun lounge and back restaurant. The areas are set with free-standing tables and chairs. The ladies and gent's washrooms are located off the upper restaurant and the accessible wc is accessed via the back restaurant.



An open doorway from the lower restaurant to the east leads into the sunroom which is also set to tables and chairs plus some soft furnishings. From this area there is access to the letting accommodation on the first and second floors as follows:

Room	Bed Type	Sleeps	View
1	2 Bunks	4	Seaward
2	3 x Bunks – (refurbishment planned with introduction of an ensuite)	6	Seaward
3	Utilised by Staff	2-4	
4	Utilised by Staff	1	Mountain
5	2 x Bunks	4	Seaward
6	2 x Bunks	4	Seaward
7	2 x Bunks	4	Seaward
8	1 x Bunk & 3 Singles	5	Seaward
9	Double	2	Seaward
10	Double	2	Seaward
11	Utilised by Staff	2	Seaward
12	Utilised by Staff	1	Seaward

There is a further room for which refurbishment is planned to accommodate a double bed with dedicated shower room. These rooms are furnished to a good standard and are currently serviced by 4 showers and 4 W.C.s, with an extra 2 shower rooms planned. The building has extensive scope for additional first and second floor rooms on the west side subject to normal planning consents.





ACCOMMODATION
RECEPTION

SAUCY  MARY'S

RECEPTION





Within the main building there is a fully functional commercial kitchen with ancillary preparation and pot-wash areas. The commercial kitchen is spacious and well-equipped with a wide range of equipment. From the kitchen ancillary rooms is a door that leads to a yard which facilitates ease of delivery of goods and services. The business also benefits from a dry goods store, cellar, spirit store and throughout there is ample storage. To the rear of the property there are 2 staff bedrooms, which are independently accessed from outside.

Between the main building and the annexe there is a standalone laundry building and behind this are 3 sheds; a work shed, laundry shed and storage shed.

ACCOMMODATION ANNEXE

To the side of the original building is a 2 storey flat roofed annexe which is operated as part of the hybrid lodge. The annexe offers a flexible variety of letting rooms and an excellent range of facilities. On entering the building there is a large waiting reception area which offers a range of services; microwave, fridge, toaster and seating. To the side of the reception area is an enclosed reception office with a hatch through which guest book in.



The rooms are accessed through a corridor to the side of the reception area. The bedrooms have card entry system and are split over the two floors, some rooms are ensuite with others having dedicated showers and toilets, to meet the new trend for private facilities since COVID. The table below outlines the configuration of rooms:

Room	Bed Type	Sleeps	View
101	2 bunks, dedicated WC and separate shower	4	Seaward
102	Twin Ensuite	2	Seaward
103	4 bunks with dedicated WC and separate shower	8	Seaward
105	1 bunk dedicated WC and separate shower	2	Mountain
107	Double / twin / triple ensuite	2-3	Mountain
109	3 bunks ensuite	6	Mountain
201	Double and single ensuite	2-3	Mountain
203	Twin Ensuite	2	Mountain
204	Twin Ensuite	2	Seaward
205	Twin Ensuite	2	Seaward
206	2 Bunks with dedicated WC and shower	4	Seaward
207	2 Bunks with dedicated WC and separate shower	4	Seaward
208	2 Bunks with dedicated WC and separate shower	4	Seaward
209	2 Bunks with dedicated WC and separate shower	4	Seaward

PRIVATE ACCOMMODATION

The current owner does not live within the business but there is ample space for new owners to utilise rooms within either of the buildings should they wish to do so. The vendor also owns Witchwood Guest House, a 6 bed traditional house located 100m from the premises. This could be purchased as owner's accommodation or as further guest accommodation under separate negotiations.

GROUNDS

The Legend of Saucy Mary is set with ample car parking and has an enclosed garden to its front of the annexe and to the side of the bar, with views of the Applecross peninsula behind the Skye Road Bridge. This grass area has picnic tables, encouraging guest to enjoy all the Skye as to offer which proves very popular with locals and visitors alike.

SERVICES

The business benefits from mains electricity, water and drainage. LPG gas for cooking. The annexe benefits from LPG-fired central heating. The main building has electric heaters and a solid fuel fire in the bar. There is good WiFi throughout with fibre to the premises, allowing 100Mb/s speed, faster connections are understood to be available at a cost.

TRADE

The Legend of Saucy Mary is a successful business trading profitably from year-round activity. We understand that the confirmed gross turnover for the current year 23/24 is in excess of £1 million or around 900k net of VAT. Full accounting information will be made available to seriously interested parties subsequent to viewing.

LICENSES

The business operates an alcohol licence under the Licencing Scotland Act 2005, reference number HC/RSL/1412. A copy of this will be made available to interested parties post viewing.

WEBSITE

The business operates its own booking web site, www.saucymarys.com, as well as a number of online portal web sites. The Legend of Saucy Mary also utilises its Facebook page to promote the business.

EPC RATING

The EPC rating of the property is 'G'.





DIRECTIONS

See map insert. What3word reference is [///visual.profitd.putter](http://visual.profitd.putter)

PRICE

Offers Over £730,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. The vendor also owns Witchwood Guest House, a 6 bed traditional house located 100m from the premises. This could be purchased as owner's accommodation or as further guest accommodation under separate negotiations.

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 variety of legal experts who can act in all legal matters.

VIEWING

All appointments to view must be made through the vendor's selling agents:

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

Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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