



Offers Over
£625,000
(Freehold)

with fixtures, fittings and goodwill

The Bellachroy,
Dervaig, Isle of Mull, PA75 6QW





Exceptional business and lifestyle opportunity

Delightful traditional Scottish bar & restaurant

Oldest Inn on The Isle of Mull

7 Luxury ensuite letting rooms

Relaxing and comfortable Bar and Restaurant



DESCRIPTION

Dating back to 1608, The Bellachroy is the oldest inn on the Isle of Mull. A traditional yet stylishly refurbished property with bar, restaurant and 7 letting rooms. Situated to the north west of the island, the Inn sits close to the sands of Calgary Bay, which enjoys beautiful views across the Atlantic to Coll and Tiree.

This highly reviewed business trades the rooms to near full capacity over the main tourist months. The bar and restaurant trade all year. This business combines with the fantastic location on Mull's west coast 'Scenic Route' to provide a great lifestyle opportunity.

REASON FOR SALE

Current owners have run the Inn since 2018. It is their desire to retire from hospitality that brings this outstanding opportunity to the market.

TRADE

Currently the accommodation side of the business is seasonal, operating from April through to the end October with occupancy levels of almost 100% throughout. Levels of demand suggest that this could be extended into the off season months and maybe to a year around offering. The Bellachroy offers unbeatable locally sourced food and drink. The popular licensed bar & restaurant are open all year round. The current licensing allows both external seated areas to be used for the consumption of alcohol. The current owners have chosen not to offer lunch this coming year as part of their personal lifestyle choices. There is therefore an opportunity to extend the operating period of the year and reintroduce lunch should the new owners wish to do so.

The hotel has its own website and a Facebook page. The hotel is widely advertised on portal websites such as Booking.com (rating 9/10), TripAdvisor (rating 4.5) and VisitScotland.

STAFFING

Currently the business is run by the owners with supporting staff sourced locally. Within the hotel there is great staff accommodation. The owners also own a cottage within the village which is currently used by the chef. The cottage could be included within the sale by separate negotiation or could be rented from the owners, if desired.





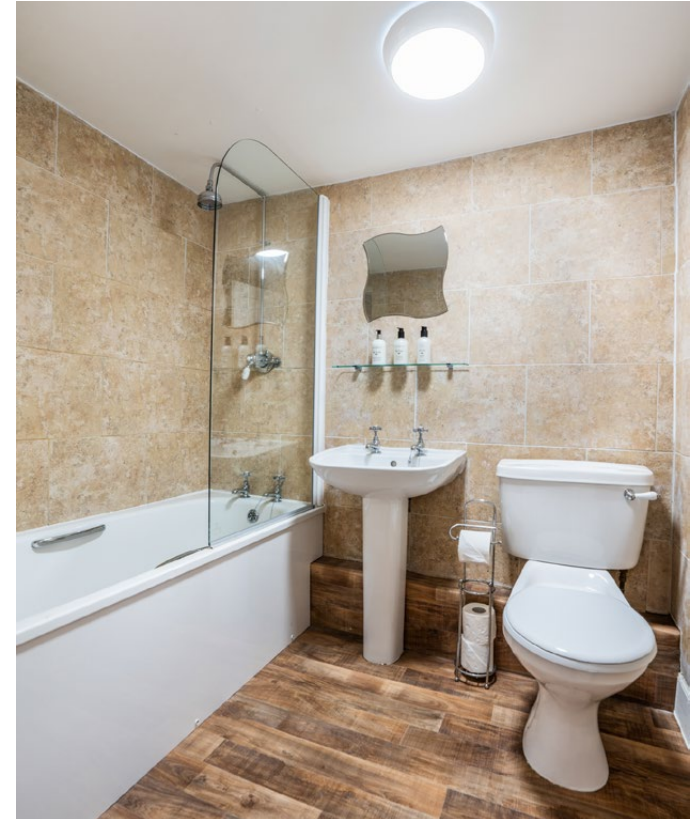


LOCATION

Situated on the Isle of Mull on the west coast of Scotland, the Inn is located in the idyllic village of Dervaig. Located on the B8073 it is conveniently positioned midway between Tobermory and Calgary Beach, perfect for exploring the Isle of Mull and neighbouring islands. The Island of Mull attracts a large number of visitors annually offering sensational Scottish scenery with the most beautiful bays and sandy beaches. Interesting geology, exceptional historical interest, and diverse wildlife makes Mull a dream location as well as offering scenic walks, golf, fishing and horse riding.

THE PROPERTY

The Bellachroy is the oldest inn on the Isle of Mull dating back to 1608, a very well-maintained building, the exterior walls are white painted render, over stone with mostly new double glazed windows and a pitched slated roof. Sensitively refurbished with traditional yet stylish decoration throughout.





The attractive and cosy lounge bar and restaurant are on the ground floor. The traditional and dog friendly, "Bear Pit" bar offers a warm Scottish welcome to all. The bar is popular with local residents and tourists alike. This well-appointed bar serves ale and whisky from local distilleries and regularly hosts music and quiz nights. Adjacent to the bar is the delightful restaurant / lounge bar, enjoying quaint exposed beams and wooden flooring. This rustic dining experience offers quality authentic home cooked Scottish dishes with locally sourced ingredients. The restaurant can accommodate over 20 covers catered by a large, fully equipped, modern commercial kitchen and service area. The owners offer packed lunches for guest. There is also a lovely separate resident's lounge for reading, playing board games or simply relaxing.

On the first floor, the lettings rooms consist of 5 comfortable ensuite letting rooms with full facilities and a further 2 ensuite letting rooms on the second floor. The 7 luxury ensuite letting rooms are equipped full facilities (TV, Wi-Fi, tea & coffee making facilities). The 7 room comprising 4 large family rooms and 3 double rooms.

The guests also have access to a large comfortable lounge on the 1st floor, this room has 2 distinct areas, 3 sofas set around a fire and the other area is set with a table and chairs, which could be used to play games.

OWNER'S ACCOMMODATION

The current owners' accommodation is on the ground floor, consisting of 3 double rooms with shared bath / shower facilities. This is a flexible area of the building which could be configured as 2 bedrooms and lounge or alternatively be used for staff accommodation.

GROUNDS

The Bellachroy is a substantial property and sits in approximately 0.9 acres of ground. There is a car park at the rear with around 12 spaces available. Outside there are two licensed external seating areas, one at the front of the property and one at the back plus an outdoor covered seating area and two outbuildings are used for laundry and storage. Behind the covered seating there is a 2 bed Willerby "The Richmond" caravan dating from around 2007. This caravan is in good condition and could be used as staff accommodation.

There is lapsed planning permission to build an additional 6 rooms and a self-contained apartment. (Reference No. 17/00035/PP dated 24th Jul 2017 & 19/01745/PP dated 28th Nov 2019).















SERVICES

The property benefits from mains water, drainage and electricity with oil fired central heating and LPG cooking facilities. There is WiFi available throughout the hotel. The building has a current fire plan with a compliant fire alarm system.

TRADE ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.

EPC RATING

This property has an Energy Performance Rating of **TBC**.

PRICE

Offers over £625,000 are invited for heritable property complete with goodwill, intellectual property and trade contents. Stock to be purchased separately by independent valuation.

TITLE NUMBER

The property has a title number of ARG8400.

WEBSITE

<https://www.thebellachroy.co.uk>

DIRECTIONS

See map insert. What3words reference is: [///plan.bookings.stood](https://www.what3words.com/plan/bookings.stood)

RATES / COUNCIL TAX

The property has a rateable value from April 2023 of £21,594 with a residential apportionment of £844 and Non-Residential apportionment of £20,750. Reference number 01/04/A34920/0050.

PLANS

An indicative title and floor plans are available upon request from the selling agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. 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.

VIEWING

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

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

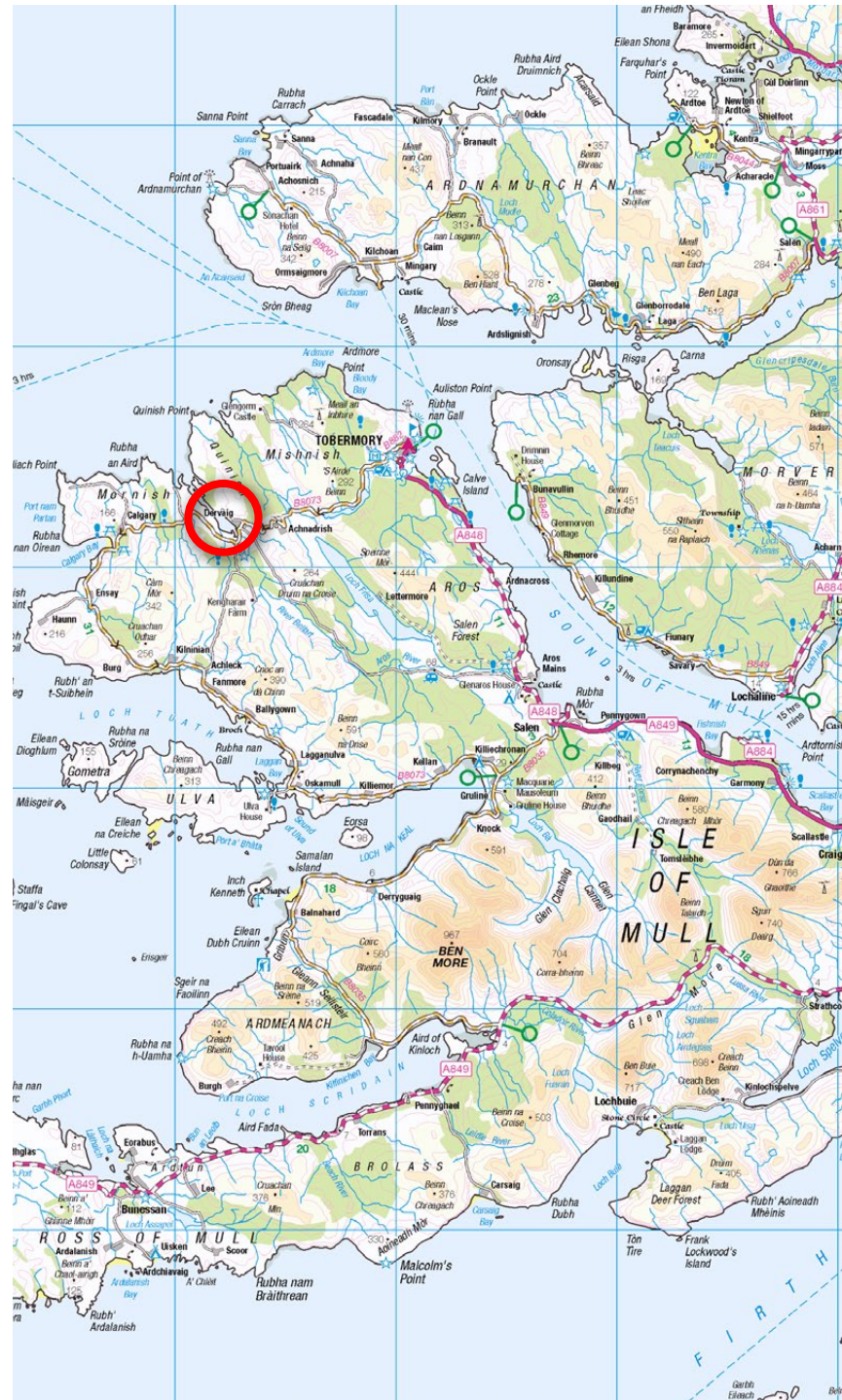
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

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, should one be set.



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