



Offers Over
£965,000
(Freehold)

Tingle Creek Hotel,
Erbusaig, Kyle Of Lochalsh, IV40 8BB





Delightful independent hotel located in stunning surroundings on the Lochalsh peninsula

Comprises 12 beautifully presented en-suite letting rooms, spacious resident's lounge bar, public bar and dining room.

Previously a profitable well-run business, ready for immediate start up

Attractive 6 bed spacious private owners accommodation enjoying stunning views of Skye and the Applecross peninsula

Includes almost complete, 2 bed self-catering apartment, well equipped service areas, generous parking and well-maintained grounds



DESCRIPTION

Tingle Creek, is a delightful hotel, which is finished to an exacting standard and has enjoyed an excellent reputation in previous years. This beautifully appointed hotel has catered for tourists and visitors from all over the world who were attracted by the stunning unspoilt beaches, rocky coves, dramatic scenery and beautiful sunsets offered by the area.

The property sits in the historic village of Erbusaig just 2 miles outside Kyle of Lochalsh, the main centre for the Lochalsh area.

The property has been further developed over the years and traded as a successful and profitable business. The main hotel building is mostly two storeys with a single storey on the west side of the property. The present owner has undertaken a diligent maintenance programme resulting in the property being presented in excellent condition. Viewing is highly recommended.

The entrance of the hotel leads into a welcoming reception area. From here there is access to the spacious ground floor lounge bar on the right and the first floor bedrooms via a staircase on the left. From the lounge bar, guests can access the impressive dining / breakfast area. There is a small office behind the reception, from which the owner can access the lounge bar and kitchen. This layout is ideal from an operational point of view.

To the north of the main 2 storey hotel building, there is a beautifully finished and spacious owners' house. This comfortable semi-detached property offers 6 bedrooms (one en-suite), 2 bathrooms, together with a large family kitchen / dining / lounge area, utility area and a cosy snug. This delightful addition provides the perfect private area for family life to continue out with the hotel.

REASON FOR SALE

The current owner was part of a family ownership until 2012 when he bought out the other parties and has successfully run the business with staff since then. A change to the owner's circumstances has now brought this extremely attractive hotel to the market.



PROFITABILITY

The business stopped trading in April 2023 and is open for business this year. Prior to it closing, it enjoyed a good level of profitability as a result of the location, strong demand, and the excellent reputation it has earned over time. The current owner has invested heavily in maintaining the building which is evidenced by the superb condition of all areas and the excellent reviews exhibited on the various review web sites.

LOCATION

Set in a stunning rural setting between the popular settlements of Kyle of Lochalsh and Plockton, Tingle Creek Hotel presents a charming and characterful business in a beautiful trading location. The business is well placed to take advantage of the many tourists who visit this appealing part of the Highlands. The lovely village of Erbusaig is situated close to Kyle of Lochalsh and the Skye Bridge (both less than 5 miles). Kyle of Lochalsh has a range of shops, catering establishments, facilities for visitors and services for the local population. Primary schooling is located in Kyle of Lochalsh and secondary schooling is available in Plockton, less than 4 miles away.

The area is renowned as a tourist destination and is widely recognised as one of the most attractive holiday venues in the UK. Surrounded by some of the most magnificent scenery found anywhere in the UK and with many magical places to visit, there is little wonder that outdoor enthusiasts flock to this area from all over the world. The region's striking and rugged landscapes, which are some of the most stunning Scotland has to offer, attract outdoor enthusiasts wishing to take advantage of the Cuillins on Skye, the Torridon Mountains and the many peaks of Glen Sheil and Kintail. Plockton is a few minutes' drive away and has regular boat trips. There is diverse wildlife to be readily seen, including wild deer, pine marten, buzzard, porpoise, the elusive otter and even the magnificent golden eagle. Erbusaig is only a short drive from Eilean Donan Castle which is one of the most iconic images of Scotland, recognised all over the world. An array of activities including sailing, water sports, coastal cruising and fishing are all available in the region. Field sports and mountain biking are other popular pursuits and swell the number in the area during the busy summer season driving strong hospitality trade for the area.

THE PROPERTY

Built in the 1980s. Being a purpose built facility it is ideally suited to use as a hotel. To the north end of the property there is a large family home which is connected to the hotel. Over the early years of operation, the main building was tastefully extended south, adding bedrooms and the dining area. The single storey wing was also added around that time.

In respect of the two storey building, on the ground floor there is an impressive light and airy dining / breakfast room which has large windows offering stunning views of Skye. This is accessed through a large soft seated lounge bar, ideal for guest to relax comfortably after the day's activities. The commercial kitchen, guest toilets and reception are also located on this floor. On the 1st floor there are 12 sizeable ensuite bedrooms (8 double and 4 twin) together with suitable linen storage. The single storey building is accessed from the dining / breakfast room via a few steps. In this lower space there is a sizeable function room with bar and toilets, formally the Galleon public bar offering bar meals. At the end of this wing there is a very nearly finished conversion of an area into a 2 bed self-catering unit. This comes complete with independent access and new outdoor decking enjoying the gorgeous views to Skye. The unit comprises an open plan lounge / dining / kitchen with a separate utility area and 2 double bedrooms, both en-suite.

Dining / Breakfast Room

The dining / breakfast room is a truly beautiful space having windows on 3 sides making it open and airy. Previously the current owners laid out a breakfast buffet in one corner. The area will seat more than the 12 bedrooms, thus presenting the potential to offer evening meals to non-residents.

Lounge Bar

The attractive lounge area has windows on the two opposing sides, with open views into the dining / breakfast area. On one side there is a well-stocked bar with a fireplace on the opposite wall. This is set with comfortable sofas, soft chairs and coffee tables, all with plenty space, ensuring a modern and relaxing atmosphere.

Letting Rooms

There are 12 spacious and very well-appointed letting bedrooms. All rooms have tea and coffee making facilities, hairdryer, colour television and Wi-Fi. All bedrooms are located on the first floor and have en-suites. All rooms have been finished to an exceptionally high standard.





Rooms are configured as follows:

Room 1 "Badicalul"	Double bed with shower over bath ensuite.
Room 2 "Pabay"	Double bed with shower over bath ensuite.
Room 3 "Duirnishl"	Double bed with shower over bath ensuite.
Room 4 "Scalpay"	Double bed with shower over bath ensuite.
Room 5 "Drumbuie"	Double bed with shower over bath ensuite.
Room 6 "Raasay"	Double bed with shower ensuite.
Room 7 "Achmore"	Double bed with shower ensuite.
Room 8 "Erbusaig"	Double bed with shower over bath ensuite.
Room 9 "Glenelg"	Twin bed with shower over bath ensuite.
Room 10 "Bla-Bheinn"	Twin bed with shower over bath ensuite.
Room 11 "Eileen Mor"	Twin bed with shower over bath ensuite.
Room 12 "DunCaan"	Twin bed with shower over bath ensuite.



Function Room "Galleon Bar"

This is accessed via the dining area from a corridor, off which there is a chair store and cellar. This has not been used recently; however, it appears in reasonable condition and has hosted intimate live music in the past. The room can cater for around 20 people and is ideally suited to family celebrations. There are dedicated toilets nearby. Some cosmetic remedial work is required where services connections have been taken to serve the new self-catering apartment.

Self-Catering Apartment

This is at the end of the single storey part of the hotel and is in the final stages of construction. We understand that the physical layout is complete and sheeted with plaster board. Services are nearly complete and may need to be tested, the kitchen and toilets are installed, some furniture is in situ and the whole areas is decorated. We are advised it could be completed and ready to trade within a few weeks, most of what is required is normal snagging and a deep clean to make it ready for use. The accommodation comes complete with it's own deck area and is fully accessible via a ramp. The views from the deck are fantastic. This facility will add an exciting further dimension to the operation of the hotel.



TRADE

Historically the hotel has traded from March to October, opening for special occasions or large group bookings over the winter months. Last year the hotel was closed due to personal circumstances, it is now getting ready for this season and initial indications are that there has been a great uptake in bookings. The hotel has its own website powered by Queensborough Group and can process on-line bookings. This facility is temporarily closed but can be easily reactivated. Previously it offered one or more night stays. The dining room has only been used for breakfast in 2022 due to the chef leaving, but in previous years it operated as a thriving restaurant for both guests and the public.

Evening meals could be added, both for guests and possibly non-residents, which would increase revenue and profits. The business currently does not have staff. All trade content is included with the sale, an inventory of fixtures / furnishing etc and stock will be provided to interested parties.





OWNER'S ACCOMMODATION

The owner's accommodation is located to the north of the hotel and is physically attached behind secure doors at both the ground and first floors, allowing immediate access if required at any time. This accommodation is delightfully modern and spacious and of an excellent quality, allowing the owner privacy and space to enjoy family life away from the hotel whilst remaining onsite. The accommodation provides a large dining / kitchen open to a sizeable lounge, rear entrance space / storage and separate utility room off the kitchen. There is access from the main hotel guest car park into the house. The north end of the ground floor has 2 double bedrooms, snug, bathroom with shower and an office which could be used as the 6th bedroom. On the 1st floor the impressively large master bedroom is complete with an ensuite. The north end of the 1st floor comprises, 2 bedrooms and a further bathroom with a spa bath. This accommodation is truly exceptional and of huge benefit to an incoming owner.

SERVICE AREAS

The hotel benefits from a well fitted commercial kitchen. Which is fully equipped including two 6-burner gas range with ovens under, a grille, two floor standing deep fat friers and a microwave. The main cooking equipment is all sitting below an extraction canopy with grease filters. There is a separate, pass with hot cupboard and heating lamps, prep area and wash up area with a commercial dishwasher. There are ample work surfaces throughout, a walk-in larder, several fridges, freezers and storage cupboards.

The hotel laundry is sent out. Throughout the building there is a good level of distributed storage for linen, cleaning materials and hoovers etc.

GROUNDS

The guest car park is a substantial area, finished in asphalt, with parking bays delineated by white lines. Around the building there are attractive flower and shrub beds. The guests final approach to the building is through a neatly paved and planted area where external tables and chairs are available. For those who wish a more open view of Skye there is a sunny deck area equipped with tables and chairs, just beyond the main car park area. This enjoys the sun all day through until sunset.

To the rear of the hotel there is further parking and space for deliveries. This is a significant area of land which could be developed to offer complimentary services and a large store situated to one side. There is right of access to the house which is located behind the hotel and also to land to the south. It may be possible to add further storage, staff accommodation or smaller scale owner's accommodation, with the appropriate permissions.

DEVELOPMENT OPPORTUNITIES

This sale presents opportunities to develop the current business such as:

- The large upstairs double ensuite bedroom in the owners accommodation is linked by a door into the hotel bedroom block as such it could be used as an additional letting bedroom.
- Bring the Galleon Bar back into operation, as a bar or other complimentary function.
- Develop an evening meal offering.

SERVICES

The business benefits from mains electricity, water and drainage to a septic tank system. Heating and domestic hot water is provided by oil boilers and electric immersion heaters. Gas is used for cooking in the kitchen. The building has a fully compliant fire alarm system, an emergency lighting system and fire extinguishers. There is free Wi-Fi for guests.

ACCOUNTS

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

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. The licence is HC/RSL/0823.

EPC RATING

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

TITLE NUMBER

The title number for the Tingle Creek Hotel is ROS1565.

RATES / COUNCIL TAX

The hotel has a rateable value £25,000 as at April 2023, with an additional £4,000 residential apportionment, property refence number 04/03/048610/2.





WEBSITE AND WEB PRESENCE

The business has a website; <https://www.tinglecreek-hotel.co.uk>. The hotel has good reputation with a rating of 4.5 on TripAdvisor.

PLANS

Outline floor plans are available upon request from ASG Commercial Limited.

PRICE

Offers Over £965,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Limited 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 location map. What3words reference is [///pavilions.retail.padlock](https://www.what3words.com/#!/pavilions.retail.padlock)

VIEWING

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

ASG Commercial Limited, 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 Limited with whom purchasers should register their interest if they wish to be advised of a closing date.



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