



Offers Over
£549,000
(Freehold)

The Tables Guesthouse,
Main Street, Dunvegan, IV55 8WA





Delightful guesthouse based in Dunvegan on the beautiful Isle of Skye

Modern and stylish internal finishes

A superb 5 bed property benefitting from 4 ensuite bedrooms and one with a dedicated bathroom

Attractive detached owners' accommodation comprising one-bedroom en-suite, private lounge, and a ground floor en-suite bedroom and well maintained garden grounds

A great opportunity to purchase a flexible profitable business with the potential to increase trade further



DESCRIPTION

The Tables Guesthouse is a beautifully appointed guesthouse set on the idyllic Isle of Skye with wonderful views across Loch Dunvegan to MacLeod's Tables Mountains. Situated in North West Skye and central to the village of Dunvegan, The Tables Guest House was built in 1896 and is a traditional one and a half height building. This delightful well maintained property offers extremely high-quality accommodation. The Tables Guesthouse offers attractive fixtures and fittings which culminate in a high quality business operation. The Tables offers an opportunity to run a prosperous business in a beautiful part of the world.

The trading aspects of the property are presented in excellent condition but offer new owners the opportunity to stamp their own personality on the business and develop the operation to the next level, should that be desired. These extensive facilities offer flexible accommodation, making The Tables Guest House an excellent home and lifestyle business proposition. The property is being sold as a 'turn-key' operation.

TRADE

This successful business opportunity benefits from year-round trade and a solid level of visitors which makes it highly sustainable. Over the past few years turnover figures, and therefore profitability, have been maintained at a consistent level, trading below the VAT threshold from choice. The business currently does not employ any staff.

The business utilises a wide range of online marketing options which helps maintain occupancy levels, these include Booking.com, Luxury Hotels Guides and TripAdvisor. In addition, it has an effective website which uses an automated accommodation booking platform, Q-Book. The business has a great online reputation as evidenced by the various reviews available. Currently the business scores an enviable 9.7/10 on Booking.com, 9.8 on Expedia and 4.5/5 on TripAdvisor.



REASON FOR SALE

The present owners purchased The Tables Guest House in 2016 and have enjoyed their time at its helm. It is their desire to explore other business opportunities that brings this charming property to the market.

THE PROPERTY

The Tables Guest House is an attractive detached property of painted stone construction, built in 1896. Accommodation is arranged over 2 levels under a pitched slate roof. Vehicular access is off Main Street onto a chipped parking area across the road from the front of the main subjects. Pedestrian access to the property is via a ramp, leading up to the main entrance via the conservatory.

PUBLIC AREAS

The main guest access to the property is situated to the front of the building into a spacious conservatory and then into the reception area. The lovely reception grants access to the guest house kitchen, the ground floor office and laundry, 1st floor guest accommodation, lounge and the guest breakfast / dining area. The reception is a cosy space, set with a table and tub seat set around a wood burning stove. The access to the guest letting rooms is via the stairs to the left of the main reception desk. The guest breakfast / dining area is set with a dedicated table and chairs per bedroom.

LETTING BEDROOMS

The Tables Guest House has 5 beautifully presented letting bedrooms, 4 of which have an en-suite and 1 room has a separate dedicated shower room, all providing quality modern facilities. The rooms offer generous proportions with comfortable, attractive furnishings and benefit from tea / coffee making facilities. The letting accommodation is configured as follows:

First Floor

Bedroom 1	Double En-suite shower room
Bedroom 2	Double En-suite shower room
Bedroom 3	Double with dedicated separate shower room with walk-in shower
Bedroom 4	Double En-suite shower room
Bedroom 5	Double En-suite shower room

LOCATION

The Isle of Skye is located on the north western coast of Scotland and is a world-renowned holiday destination. Appealing to a wide range of visitors, the summer season sees the population of the island increase significantly with the added benefit that brings to local businesses. Portree is the cultural hub for Skye with the largest settlement with a population of about 2500. 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, as this wild area is dominated by astonishing rock formations such as the Old Man of Storr, Kilt Rock and the truly extraordinary pinnacles of the Quaraing. Fishing, water sports and genealogy are constant attractions along with breath-taking scenery, castles, distilleries and a traditional highland welcome. The village of Dunvegan lies on the B884 and 1 mile from the renowned Dunvegan castle, and is 21 miles from Portree. The village benefits from a vibrant community life and excellent facilities including a museum, a filling station, restaurants, cafés, hotels, bars, art and photographic galleries, a popular camp site and Skye's oldest bakery.



SERVICE ROOMS

The property has a large modern semi-domestic kitchen with adjacent utility area, all accessed from the right of the main reception area. The kitchen is complete with a great level of worksurface space and appliances to meet the needs of the business. Behind the reception area is a spacious laundry with washing machines, tumble driers and a flatbed iron press machine. The room has separate access to / from the enclosed rear owners area and provides access to a WC.

OWNERS ACCOMMODATION

The present owners utilise the 1st floor of the outbuilding to the east of the main building during the main trading season for their overnight accommodation. It comprises a comfortable lounge and a double bedroom with shower en-suite.

The ground floor areas are utilised as workshop and storage and a further self contained en-suite bedroom.

GROUNDS

The grounds are mostly laid to lawn with some shrub planting on perimeter borders. At the rear of the building there is a gravelled area utilised as a clothes drying area and there is a private decked seating area also in the owners private garden area. Across the road there is an area of the car park shared with other businesses which is dedicated to The Table Guest House.

SERVICES

The business benefits from mains electricity, water, and drainage. Central heating and hot water are provided via an LPG central heating system with a hot water tank. The guest bedrooms benefit from electric heating. The building is double glazed with modern PVC windows. The property benefits from Wi-Fi throughout.

ACCOUNTS

The business trades profitably under the VAT threshold with a good level of profit. Accounting information will be made available to seriously interested parties subsequent to viewing.

PRICE

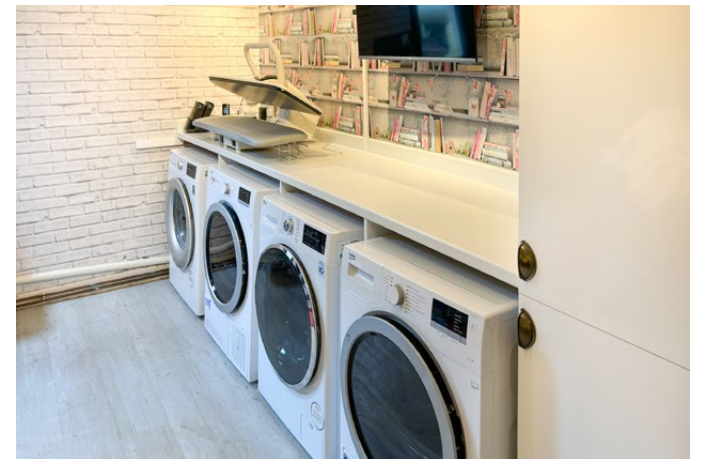
Offers over £549,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock will be transferred at cost valuation.













DIRECTIONS

See map insert. What3words reference is [///stays.muscular.rant](https://www.what3words.com/#!/en-gb////stays.muscular.rant)

WEBSITE

The Tables Guest House has its own website at <https://www.the-tables.co.uk>. The business also utilises a range of web-marketing platforms.

BUSINESS RATES / COUNCIL TAX

The rateable value of the business is £10,000 with £1,500 is residential apportionment as at April 2023, property reference number 04/09/041705/6. The new owners could benefit from the 100% discount under the Small Business Rates Relief scheme, where eligible. The owners summer accommodation has a Council Tax banding of 'A' 04/09/041706/3.

PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

EPC RATING

The Guest House EPC rating for this property is 'G'. The summer accommodation EPC rating for this property is 'E'.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd 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.

VIEWING

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

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

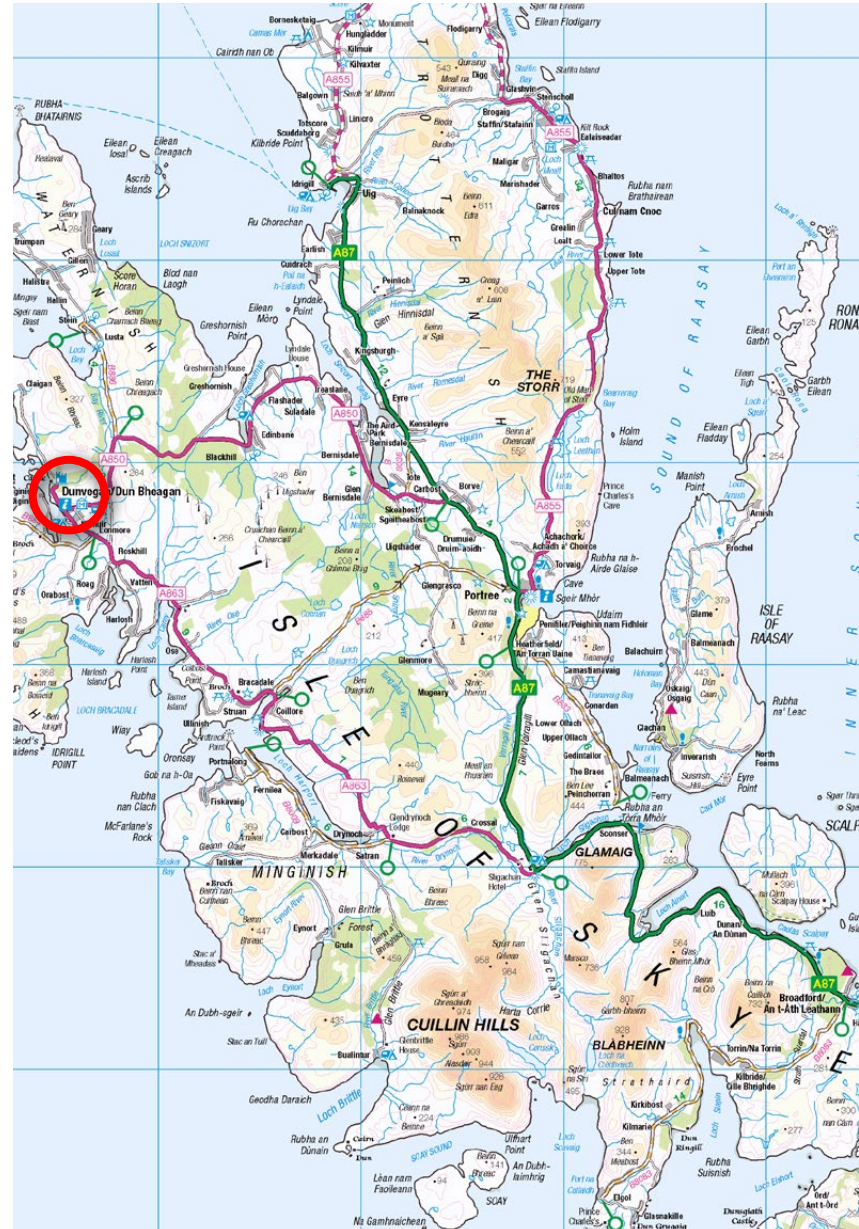
Tel: 01463 714757 (5 Lines)

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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