



Offers over  
**£440,000**  
(Freehold)

**The Horse Shoe Inn,**  
Kilmichael Glassary, Lochgilphead, PA31 8QA





Outstanding small Inn in an excellent central trading position in the village of Kilmichael Glassary

Comprises 4 comfortable letting bedrooms, restaurant and bar

Strong income levels and solid profitability

Self-catering apartment and owners accommodation

Fantastic opportunity to own this attractive business and take it to the next level



## DESCRIPTION

The Horse Shoe Inn is a successful licensed Inn in an excellent trading location, in the centre of the bustling Highland village of Kilmichael Glassary, in the heart of Argyll and Bute. This striking building was built in the year 1798 and is of a traditional construction, painted stone walls with a slate roof. Over the years the building has been sympathetically adjusted and extended to the rear, into the well configured building we see today. The business enjoys income across all three traditional revenue streams of beverage sales, catering and accommodation provision with no over dependence on any.

The exceptionally spacious bar, together with a covered external seating area attracts a tremendous level of support from locals, tourists and business clientele alike. The restaurant and bars benefit from a delightful traditional backdrop coupled with stylish, high quality décor. The Inn offers an excellent range of draft beers, spirits, wines and minerals which are complemented by a comprehensive and popular bar menu for diners. The high-quality food and beverage operation combined with welcoming staff and the smart, well equipped, modern facilities give the bar a deservedly superb reputation – 5 stars on TripAdvisor where it is rated number 2 restaurant in the local area.

The public areas are all freshly decorated and cleverly considered to create a different ambience in each space, offering attractive and flexible alternatives for guests. Contemporary lighting, smart new floor finishings and stylish furnishings combine to create a fresh modern setting in which to enjoy a relaxed drink or sample the delights of the great food offered. Meals are freshly prepared using locally sourced produce where possible.

The business benefits from an exceptional one bedroom self-catering apartment with separate entrance and secure garden as well as a 1-2 bedroom owners' accommodation. Both areas are also finished to an extremely high standard.

## BUSINESS OPERATION

The business operates 5 evenings per week providing wet and food sales in the evening. The trading hours are the lifestyle choice of the owners and offers the scope to extend the opening hours should the new owners desire. Currently the owners are not letting out the delightfully finished letting bedrooms (although they have done so in previous year). This is again a lifestyle choice and presents another opportunity to new owners to expand the business without incurring any significant additional costs.





## LOCATION

The Inn is located in the village of Kilmichael Glassary a village in the Knapdale area. Knapdale is an extremely scenic area of Scotland and is set within the historic Kilmartin Glen. This traditional Inn is 1.4 miles from the Iron Age hill fort of Dunadd, 4.3 miles from Temple Wood Stone Circles and less than 5 miles from the Nationally Significant Kilmartin Museum. Knapdale is renowned for the various bronze and iron age sites located throughout the area. The area also has a number of historic buildings; the 11th Century Castle Sween, Kilmory Knap Chapel, Keills Chapel, Arichonan Clearance Village and Carnasserie Castle.

Route 78, part of the National Cycle Network, runs from Campbeltown to Inverness and passes close to the Inn, where the route takes to the Crinan canal towpath.

Knapdale is also rich with attractions including dramatic scenery over the coast and mountains as well as Oban's famous distillery. Oban is one of the most popular tourist destinations within the West Coast of Scotland hosting up to 25,000 people during the tourist season and boasting a magnificent sandy beach known as 'Ganavan sands'. There are regular ferry trips from the town centre harbour to the surrounding islands including Mull and Iona. To the south, ferries run from Kennacraig to Islay and Colonsay. Due to the shelter the Inner Hebridean island provide, this area of the west coast is very popular with yachts owners as the sailing is also amongst the best in Scotland. The Inn is located towards the northern edge of the Loch Sween Marine Protected Areas.

Visitors can see a wide range of wildlife, such as beavers, red squirrels, ravens, pine martens, beavers, ospreys, and otters, along with a wide range of plant, lichen, and bryophyte species which thrive in Argyll's Atlantic Rainforest, a uniquely rare and endangered environment. Another local nationally important reserve is the Moine Mhor National Nature Reserve, it is a bog showpiece covering over 500 ha.

Within the town of Lochgilphead is well served having a community hospital with a GP practice, swimming pool, petrol stations, bank, various shops, restaurants, secondary and primary education within the town and a golf course. The town is also on the Scottish City Link route, connecting the town with the central belt and beyond.



## THE PROPERTY

The Horse Shoe Inn is a detached property of traditional construction. Stone built under a slate roof; the subjects are arranged over two levels. To the rear of the property there is a large barn, which is currently used as storage. To the side of the barn is a good sized private rear garden which is part of the owner's accommodation. The building has lapsed planning for 2 cottages, offering the opportunity to reapply for development although new owners should satisfy themselves that this can be successfully reapplied for. There is also the potential opportunity to fit this area out to compliment the operation of the Inn.

## PUBLIC AREAS

The Inn's main entrance opens into the welcoming reception hallway. To the left is the spacious restaurant and to the right are the comfortable bar areas. All areas are excellently presented and specifically tailored to suit the different function of each space. All areas are fitted with modern flooring and lighting and offer an excellent range of comfortable seating. The public bar has a TV. The internal areas can accommodate around 64 covers.

The lounge bar has capacity for at least 12 seated covers

The public bar can accommodate 10 to 12 covers

The dining room can accommodate 24 covers

The additional dining area can accommodate 16 covers

The outside gazebo covered and uncovered seating can accommodate 20 covers with the current furniture arrangement

The public bar has the added benefit from direct access separating casual customers from the reception and other Inn operations.





Stairs led up from the reception hallway to the four letting bedrooms contained within the Inn and the current owners accommodation, located behind a lockable door. There is also an office and or laundry room halfway up the hallway stairs.

## LETTING BEDROOMS

The Inn has 4 letting bedrooms, sleeping 8 guests. These are all well-appointed and most comfortable with modern facilities. All bedrooms are on the first floor and have central heating, tea/coffee making facilities and TV's.

Bedroom 1	Twin bedroom with shower en-suite
Bedroom 2	Double bedroom with shower en-suite
Bedroom 3	Double bedroom with shower en-suite
Bedroom 4	King bedroom with bath en-suite, with shower over





## **OWNERS ACCOMMODATION**

The owners currently use the flat above the main kitchens as their accommodation. It has been recently decorated and fitted out, bringing it to market in an excellent condition. The accommodation comprises a lounge / dining / kitchen with open fire set in an attractive feature period stone wall, master bedroom, box room (which is currently being used as a child's bedroom), a shower room and a private garden. The rooms have lovely proportions and plenty of space. This part of the property could be used as self-catering accommodation if that was desirable.

## **THE STABLES**

The Stables is a delightful apartment with independent access and a secure garden area. The apartment is connected to the main Inn building and is located to one side with a southerly aspect. The building is white painted render with a slate roof over. The windows are double glazed throughout, with Velux windows over the kitchen area. This beautiful property is tastefully decorated and configured as bedroom with ensuite shower room and a kitchen / dining / lounge. The kitchen is excellently appointed and has dishwasher and washing machine over and above the normal appliances and features. There is a private paved patio area to the side of the entry into the building which is fitted with a table and chairs which enjoys the sun throughout the day. The location of the cottage is very private and offers a relaxing ambience.

The internal finish is fresh, having been recently renovated with exposed beams etc, all adding to the general cosy ambience. The cottage is well equipped to make the guests stay both comfortable and enjoyable. This part of the property could be used as owners' accommodation if that was desirable.













## SERVICE AREAS

The Inn has a well-equipped kitchen with commercial catering capability and a fully vented extract system. There is a separate prep area and wash-up facilities and laundry facilities. The beer cellar and spirit store are conveniently located close to the bar. The business has adequate storage facilities throughout.

## SERVICES

Mains electricity, water supply and drainage. The property has oil central heating and utilities LPG for cooking. Wi-Fi is available throughout.

## EPC RATING

The subjects have an Energy Performance Certificate rating of 'bbc'.

## LICENSES

The business holds a license under the Licensing Scotland Act 2005. A copy of the operating plan will be made available to interested parties post viewing.





## BUSINESS RATES

The business rates for Horse Shoe Inn is £18,118 (April 2023), split as £16,600 non-residential apportionment and £1,518 residential, ref No. 01/03/A41700/0495. The business should benefit for relief under the Scottish Government Small Business Bonus Scheme, for eligible applicants.

## PLANS

A copy of the title and building layout plans are available from the selling agents.

## ACCOUNTS

The Horse Shoe Inn is a profitable business with strong turnover. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

## WEBSITE

The business web site, <https://www.thehorseshoeinnkilmichael.co.uk/>, is included the deal.

## PRICE

Offers in the Region Off £440,000 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 Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and license transfers.

## DIRECTIONS

See location map. What3words reference ///intersect.clouds.expel

## VIEWING

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

ASG Commercial Ltd, Kenneth Street, Inverness IV3 5NR

Tel: 01463 714757

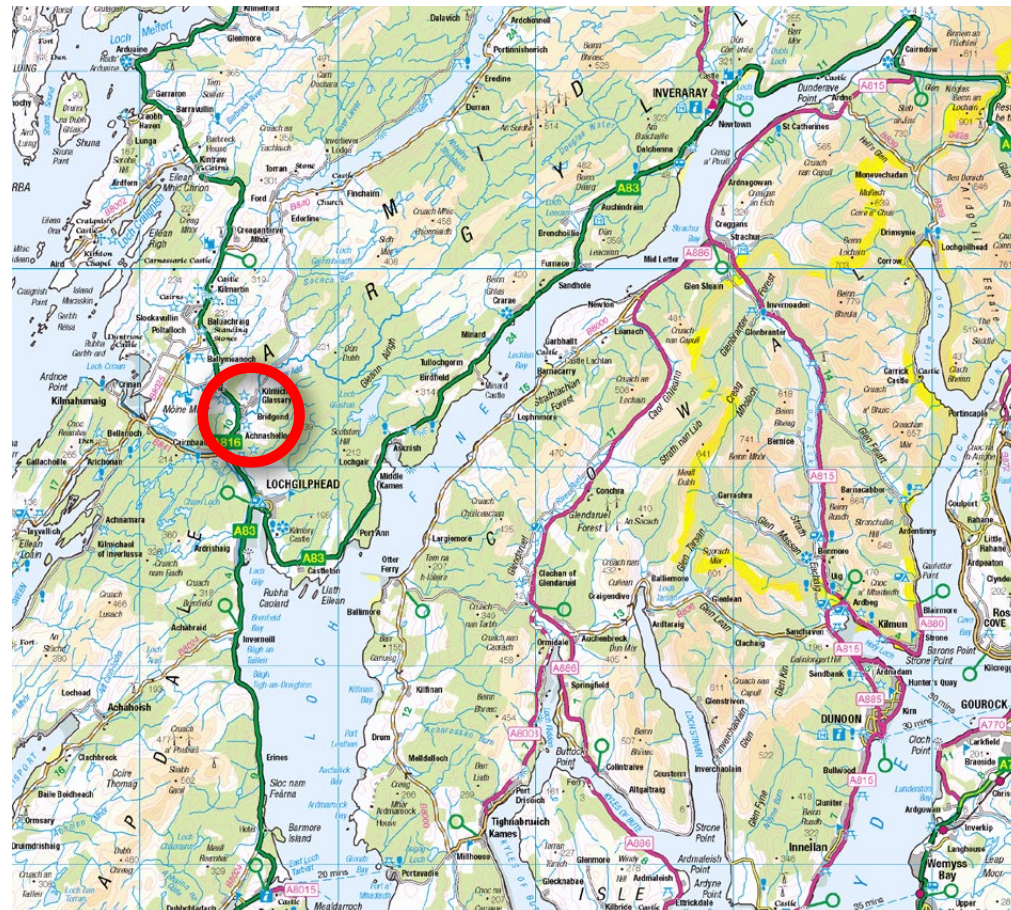
Mob: 07799896931

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

W: [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.



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