



Offers in the Region of
£599,000
(Freehold)

Dalriada Guest House,
Achachork, Portree, Isle Of Skye, IV51 9HT



Delightful guesthouse near Portree
on the beautiful Isle of Skye

Superb 7 bed property benefitting
from 5 guest ensuite bedrooms

Attractive separate owners'
accommodation comprising 2-bedrooms
with en-suite and private lounge

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



Significant land available
with development potential

Modern and stylish
internal finishes

Superb views to the Cuillins

Well-maintained
garden grounds

Lifestyle business





DESCRIPTION

Located on the picturesque Isle of Skye, at the southernmost point of the Trotternish ridge, is the delightful Dalriada Guest House. This high-quality property boasts exquisite furnishings and breathtaking views of the Cuillins. Dalriada Guest House is a contemporary, 1.5-story building which was constructed in the 1990s. This charming, well-kept property provides incredibly comfortable lodging, offers exceptional fixtures and fittings that combine to produce a top-notch business enterprise and presents the opportunity to manage a successful business in a stunning part of the world.

The property's trading aspects are in excellent condition, but should new owners so choose, they have the chance to impose their own personality on the business and grow it to new heights. With its many amenities and flexible lodging options, Dalriada Guest House is an excellent choice for a home and lifestyle business and is being sold as a 'turnkey' operation.

REASON FOR SALE

The present owners purchased Dalriada Guest House in 2019 and have enjoyed their time at its helm. It is their desire to retire that brings this charming property to the market.



TRADE

This profitable business opportunity is extremely sustainable due to the steady flow of visitors enjoyed on the Island. The turnover and profitability figures over the last few years have remained stable, trading below the VAT threshold voluntarily. The owners usually trade 3 or 4 out of the 5 bedrooms, as this suits their lifestyle. The business currently does not employ any staff. The current trading model offers the opportunity to develop the trade further by operating year-round and/or extending the availability of rooms, should that be desired.

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, freetobook. The business has a great online reputation as evidenced by the various reviews available. Currently the business scores an enviable 9.8/10 on Booking.com, 4.8 on google and 4.5/5 on TripAdvisor.



LOCATION

The Isle of Skye is situated on the Northwest coast of Scotland and is a renowned holiday destination worldwide. Attracting 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 largest settlement on Skye with a population of about 2,500. Skye's rugged Cuillin mountains are renowned to walkers and climbers worldwide, and visitors are also attracted to the breathtaking Trotternish ridge to the North. This wild area is dominated by remarkable rock formations such as the Old Man of Storr, Kilt Rock, and the truly exceptional pinnacles of the Quaraing. Fishing, water sports and genealogy are constant attractions along with breath-taking scenery. Castles, distilleries and a traditional Highland welcome represent ongoing attractions. Portree lies on the A87 and is only 50 miles from the renowned Skye Road bridge. The town 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 hostel. Primary and Secondary schooling are both provided within the town of Portree.

THE PROPERTY

Dalriada Guest House is a delightful, detached property constructed in the 1990s. Finished to an extremely high standard, this freshly painted guest house is constructed from a timber kit, is finished with attractive white painted render on block with a tiled roof over. The accommodation is arranged over two levels. Vehicular access is available from the local single-track road to a chipped parking area located to the side of the property. The property is accessible to pedestrians via steps, which lead to the principal entrance.

PUBLIC AREAS

The access for guests to the property is located to the side of the building into a reception hallway. The lovely reception provides access to the breakfast / sitting room and 4 of the 5 en-suite bedrooms. The breakfast /seating room is a delightful, light and bright room which is beautifully finished and benefits from a cosy seating area with woodburning stove. It enjoys fantastic views to the Southwest and the Cuillin Ridge which can be enjoyed by visitors during their breakfast. The breakfast area is of a high standard with a dedicated table and chairs for each bedroom. The fifth guest bedroom is located on the first floor and is accessible via an external fire escape. The owner's accommodation is also located on the first floor behind secure doors.





LETTING BEDROOMS

The five exquisitely designed guest rooms at Dalriada Guest House each feature a private shower room and top-notch contemporary amenities. The rooms are spacious and tasteful with attractive, comfortable furnishings as well as tea and coffee making facilities. The letting accommodation is configured as follows:

First Floor	
Bedroom 1	Double bedroom with En-suite shower room
Bedroom 2	Twin bedroom with En-suite shower room
Bedroom 3	Double bedroom with En-suite shower room
Bedroom 4	Double bedroom with En-suite shower room
Bedroom 5	Double bedroom with En-suite shower room



SERVICE ROOMS

One of the attractions of this property is the fantastic large modern semi-domestic kitchen with adjacent utility area, accessed from the right of the main reception area, through the breakfast area. This is an absolutely delightful room which is beautifully finished with high quality fittings and benefits from stunning views over the Cuillins. The kitchen is complete with a great level of worksurface space and appliances to meet the needs of the business. It also benefits from a great space for a dining table next to the large windows overlooking the views. The utility area is fitted out with commercial a washing machine and tumble drier, and the business also owns a flatbed iron press machine, currently located in the upper hallway. The areas also have wall mounted storage and floor standing fridge / freezers.

OWNERS ACCOMMODATION

The present owners utilise most of the first floor of the property. It comprises a comfortable lounge and 2 double bedrooms with shower en-suite. One of the bedrooms includes an office area. Both bedrooms benefit from lovely views over the farmland surrounding the property. All areas light and bright and finished to a high standard balancing neutral yet tasteful décor.







GROUNDS

The attractive grounds extent to around 0.5 of an acre and are neat and tidy, mostly laid to lawn with mature shrub planting on perimeter borders. To the side of the building there is a gravelled guest parking area with more than adequate parking for the owners and guests. Outside the kitchen / diner there is a lovely private seating area and a traditional drying green. To the rear there is a separate wood store situated adjacent to the building.

The front of the property is set to grass and has a picnic table for guest use. This lovely area offers another opportunity to enjoy the location and fantastic views of this property.

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 building is double glazed with modern PVC windows. The property benefits from Wi-Fi throughout.

ACCOUNTS

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

TITLE NUMBER

The property has a title number of "INV7662".

PRICE

Offers in the region of £599,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock to be valued at cost.

DIRECTIONS

See map insert. What3words reference is [///squeaking. quietly.thrones](https://www.what3words.com/quietly.thrones)



WEBSITE

Dalriada Guest House has its own web page at <https://www.isleofskye.net/dalriada-guest-house/>, which allows bookings to be taken via bloom by freetobook. The business also utilises a range of web-marketing platforms, such as Tripadvisor with a rating of 4.5 stars, booking.com with a rating of 9.8 and a google rating of 4.8 stars, all based on over 100 reviews.

BUSINESS RATES / COUNCIL TAX

The rateable value of the business is £13,050 (apportioned £6,300 to residential and £6,750 to non-residential) as at April 2023, property reference number 04/06/028760/1. The new owners could benefit from the 100% discount on the non-residential element under the Small Business Rates Relief scheme, where eligible.

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 '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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