



Offers Over  
**£695,000**  
(Freehold)

**Otter Lodge B & B,**  
Green Gables, 14 Harrapool, Broadford, Isle Of Skye, IV49 9AQ







Outstanding Bed and Breakfast  
business on the Isle of Skye

Stunning trading location  
with striking sea and  
mountain views

Fantastic lifestyle business  
with development  
opportunity if desired

Fully renovated  
turnkey business

Incredible TripAdvisor  
and Google reviews







## DESCRIPTION

Otter Lodge is a popular bed and breakfast business which has successfully traded for many years. Over the past twelve years, under the current ownership, its charm and service have been elevated to new heights. This desirable business offers a fantastic lifestyle opportunity set in a delightful location on the Isle of Skye, a short walk from the centre of Broadford. It enjoys an incredible view overlooking Broadford Bay to the North, encompassing the Applecross peninsula and Loch Carron, a truly charming spot. The property has benefitted from full renovation by the current owners and is in truly walk-in condition.

The vendors have added a timber building to the East side of the house, which is used as a compressed dive air bottle filling station as well as workshop and store. During lockdown they also added an attractive wood-fired bread oven just outside the dining room patio doors. There are various permutations available for the development of the business. It may also be possible to increase the trade by placing a number of "shepherds huts" on the land behind the property, all of which could be controlled from the main building.

The current setup offers an independent and easy-to-operate proposition, making this a true lifestyle business. The business benefits from spacious and easily maintained grounds extending to around 0.65 acres. There is a small shed on site which is currently used to store materials and tools.

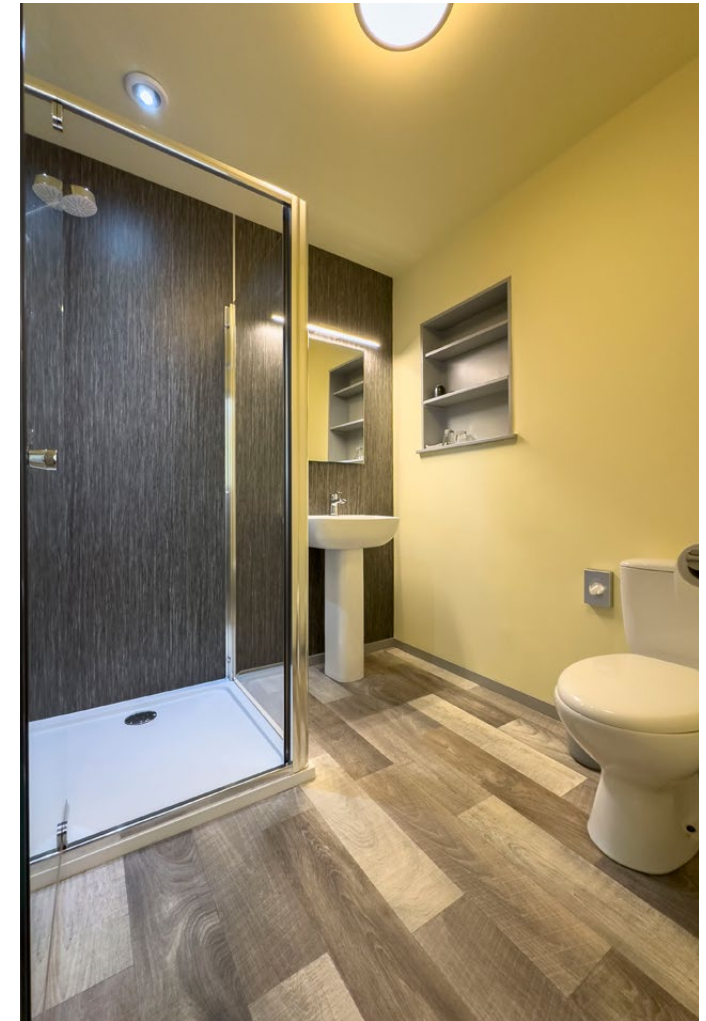
The business is presented to the market in turnkey condition and is ready to operate with no requirement for additional significant capital investment. The sale of Otter Lodge represents an exceptional opportunity for new vendors to own a lovely property and operate a charming lifestyle business on the main route through Skye.

## REASON FOR SELLING

The vendors have successfully operated Otter Lodge since 2012. It is their intention to retire from hospitality, due to a change in personal circumstances, that brings this exciting opportunity to the market.







## TRADE

The vendors trade the business just below the VAT threshold on a part year basis, income being generated during the period from April to October. They operate at nearly 100% occupancy during most of the main tourist season. A 3-night minimum stay is in place, thus simplifying the operation of the business. The business has been positioned to cater for those wishing to enjoy the many outdoor pursuits available in Skye. Consequently, the business has

an equipment drying facility and the availability of dive bottle filling, one of the few on the island. The property is an ideal base for exploring the wider region. Catering for groups, families and single travellers, the business has a well-maintained and presented website. A variety of tourists are attracted including mountaineers, walkers, divers, kayakers, cyclists or those just enjoying a more leisurely holiday taking advantage of the natural beauty of the

Island of Skye. The current owners have achieved high occupancy rates from direct, commission-free bookings through their website. The business has scored an outstanding 4.9 with both TripAdvisor and Google reviews.

The vendors trade below the VAT threshold. New owners could, if so desired, drive the business more fully by extending the open period and developing the land around the property.











## OTTER LODGE

This is a charming and deceptively large, detached storey and a half house set over 2 floors. The ground floor is used by the owners to run the B&B; accommodation includes drying room, storage, kitchen, utility room, breakfast room etc, with a guest bedroom wing to the West. All are accessible from the main reception hallway, making it very easy to run the B&B. The breakfast room is spacious and welcoming, enjoying stunning views spanning from the inner sound to the mainland mountains behind. On the 1st floor the West End of the building is dedicated to guest bedrooms and East End is the owner's sleeping accommodation. The outside of the building is finished with white painted rendered with a tile roof. The windows are all double glazed.

## LOCATION

Otter Lodge is located in Broadford on the Isle of Skye is a popular tourist destination. The nearby Cuillin Mountains are a major attraction to walkers and climbers alike. However, other less strenuous activities also attract a significant number of visitors including fishing, golf and genealogy. Its location affords visitors access to areas of natural beauty both on the Isle of Skye and the mainland. The variety of wildlife and ornithology in the area cannot pass unrecognised as this is another attribute which helps establish Skye as one of Scotland's strongest areas for tourism. The many prolific hill lochs offer the angler an opportunity to catch spectacular native wild brown trout. The area is renowned for its breath-taking scenery, stunning beaches, distilleries, castles and numerous other historic sites which lure a constant stream of visitors to this special location.

Broadford is a popular location with both residents and visitors alike. Broadford together with nearby Harray, is the second-largest settlement on the Isle of Skye. Lying in the shadow of the Red Cuillin Mountains, the town has a petrol station, supermarket and various shops etc. The bed and breakfast is a short drive to the Skye Bridge crossing to the mainland and the main town of Portree is some 25 miles North. Primary school children would attend Broadford Primary School with older children being bussed to Portree High School. The city of Inverness, the capital of the Highlands, is approximately 88 miles away.

## THE PROPERTY

The property is clearly signed from the main route through Skye, the A87, and accessed via the large parking area, finished with white marble chips, making the entrance immaculate and appealing. The current property has been on the site since the 1980's.

There are currently 7 bedrooms, 5 of which are let to guests and 2 which are used by the owners. However, the layout offers a great deal of flexibility in how these rooms might be utilised in the future, e.g. one could let the three rooms on the ground floor and retain all the upstairs rooms as spacious owner's accommodation.

All guest rooms at Otter Lodge are comfortable and equipped to an excellent standard, featuring solid wood furniture, quality toiletries and a complimentary hospitality tray with a range of teas, coffee and biscuits. In addition to this, some bedrooms have televisions, there are ironing facilities and all guests have full access to the guest lounge / breakfast room.

The bedroom accommodation is as follows:

1	King size Bed with Ensuite Shower room on the ground floor
2	Twin Bed with Dedicated Shower room on the ground floor
3	Twin Bed with Ensuite Shower room on the ground floor
4	Double Bed with shared Shower/WC and additional shared WC on the 1st floor
5	Twin Bed with shared Shower room on the 1st floor
6	Bedroom/sitting room currently used as owner's accommodation on the 1st floor. Ensuite bathroom with shower over bath
7	Bedroom on the 1st floor currently used as owners accommodation.





## GROUNDS

The entry to the property is well presented; white marble chips have been used for the parking area which set the scene for the building. The impression is smart and clean. The grounds extend to around 0.65 acres and offer more than ample parking and recreational space both for guests and owners. Guests gain access to the house along a drive taking them right back from the main road into a quiet and private location overlooking Broadford Bay. To the front of the main house is the car park area and to the rear is an area of wildflower meadow.

Guests have access to a delightful patio seating area where they can enjoy the views of the southern hills and the start of the Cuillins to the West, whilst enjoying the sun. To the East side of the property the grounds are laid mainly to lawn with a shed (acting as a store), workshop and compressor housing. The ground finishes have been carefully selected to minimise maintenance, while enhancing the experience of staying in this beautiful location.

## SERVICES

The subjects benefit from three-phase mains electricity and water with drainage to septic tank. The main house benefits from a pellet biomass-fired central heating. There is WiFi throughout. All accommodation units are double glazed.

## ACCOUNTS

The business trades below the VAT threshold and is operated on a restricted basis to suit the vendors' lifestyle. Accounting information will be made available to seriously interested parties subsequent to viewing.

## WEBSITE

Otter Lodge has its own web site, <https://www.otterlodgeskye.co.uk/> and is advertised on TripAdvisor with a 5 star rating. Google reviews are rated at 4.9 stars, all pointing towards an excellently run business and a great quality of property. The business also has its own Facebook page [https://www.facebook.com/otterlodgeskye/?locale=en\\_GB](https://www.facebook.com/otterlodgeskye/?locale=en_GB).



## PRICE

Offers Over £695,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock to be purchased at cost valuation.

## DIRECTIONS

See map insert. What3word reference is ///universal.usages.paradise

## EPC RATING

The EPC ratings for the property – “TBC”

## TITLE NUMBER

Otter Lodge has a title number of INV5218.

## RATEABLE VALUE

The property has a council tax banding of “F”.

## LICENCES

Otter Lodge has a full STLL licence and does not have an alcohol licence. The relevant certificates and documentation required to make an application to gain the STLL are in place, and will be provided, to ensure the purchaser can make an immediate application.

## FINANCE & LEGAL SERVICES

ASG Commercial 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 variety of legal experts who can act in all legal matters.

## VIEWING

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

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

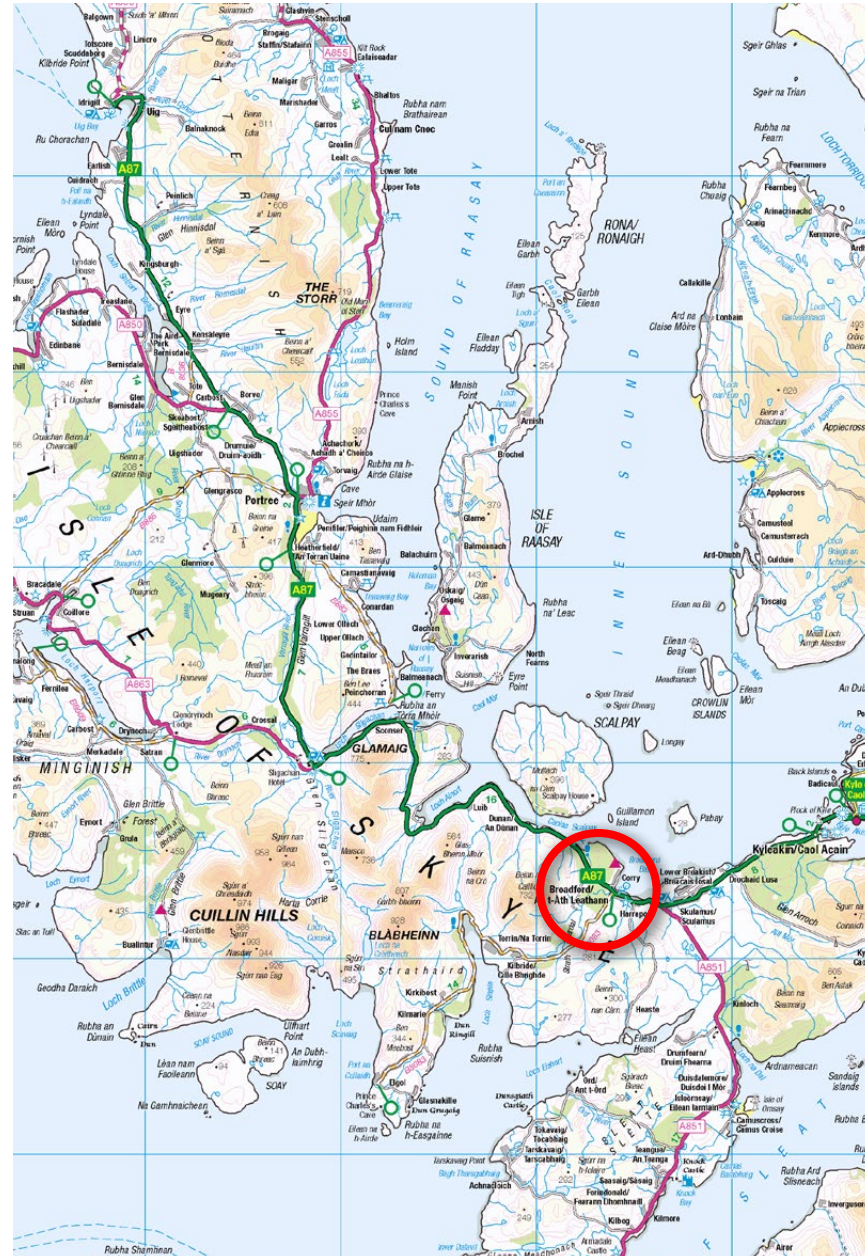
Tel: 01463 714757 (5 Lines)

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

Web: [www.asgcommercial.co.uk](http://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 if one is set.



**HOTELS  
GUESTHOUSES  
LICENSED  
RETAIL  
OFFICES  
INDUSTRIAL  
UNITS**

**17 Kenneth  
Street  
Inverness  
IV3 5NR**

**Telephone  
01463 714757**



[www.bedandbreakfastsales.co.uk](http://www.bedandbreakfastsales.co.uk)