



Offers in the Region of  
**£849,000**  
(Freehold)

**Broad Bay House**  
Back, Isle of Lewis, HS2 0LQ





Fantastic lifestyle business offering a quality home and income opportunity

4 Luxury ensuite guest letting bedrooms

Only 5-star Gold Visit Scotland accredited Bed and Breakfast in the Outer Hebrides

Delightfully large 2 bedroomed ensuite owners' accommodation



Presented and equipped to an exceptional standard

Excellent trading location within a small working crofting community

Stunning views of the beach and mainland mountains beyond

Private car park and electric vehicle charging facilities



## DESCRIPTION

Broad Bay House is a stunning purpose-built property which was the first 5-star guest house in the Outer Hebrides and has since received several VisitScotland Gold ratings for exceptional hospitality. Designed as a high-quality guest house and family home, the property has been decorated to a fantastic standard and is located in a tremendous trading location on the stunning eastern coastline on the Isle of Lewis within the Hebridean Isles of the West Coast of Scotland.

The property boasts 4 spacious ensuite letting bedrooms which are finished to an exceptional standard each benefitting from their own garden patio area with seating. The property is fully equipped with a guest bar and laundry service and provides evening meals 5 days a week. The standard of the accommodation and service is truly exceptional and much to be seen to be fully appreciated. There is separate attractive owners' accommodation on the upper floor, which consists of a spacious living area/reception and a comfortable separate lounge, along with 2 sizeable double ensuite bedrooms.



## TRADE

2025 will be Broad Bay Houses' 19th successful season with firm bookings far in excess of previous years. The current operation generates income through the provision of 4 superb quality en-suite letting bedrooms, ably supported by exquisite guest areas and service facilities. It enjoys near to 100% occupancy from April – October and trades for 10 months of the year.. The guest house also holds an alcohol license, offering a wide range of wine, gin, whisky and cocktails from the guest bar. It is worthy of note that this guest house provides a large open plan lounge / dining room for the sole use of guests. The current owners also offer food 5 days of the week, which helps drive the profitability of this excellent business. The combination of these unique house facilities and service provision coupled with the 5\* status that it enjoys, enables the business to attract higher tariffs. New owners could, if so desired, drive the business upwards by extending the open period and the evening meal offering.













All guest rooms at Broad Bay House are equipped to the highest of standards, featuring solid oak furniture, large seating area, extensive complimentary hospitality offerings, smart TV and luxury bed linen and mattresses.

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 Broad Bay House represents an exceptional opportunity for new vendors to own a beautiful large property and operate a thriving business in the Outer Hebrides.

## REASON FOR SALE

The vendors have successfully operated Broad Bay House since 2018 and have enjoyed their tenure at the helm of this lovely and unique business. It is their intention to retire from hospitality, that brings this stunning business to the market.

## LOCATION

Broad Bay House is perfectly located in an excellent trading location within a small working crofting community, Back, on the Isle of Lewis. Set in a coastal setting and situated some 7 miles North of Stornoway, the property is adjacent to sandy beaches and an ideal base for exploring both Lewis and Harris. Within the village is a petrol station, pharmacy, shops, craft outlets and primary schooling. Back and Gress are made up of beautiful beaches with picturesque views.

Lewis is the most populated island of the Outer Hebrides (18,500) and the Isle of Lewis and Harris is the third largest of the British Isles. Stornoway is the main point of entry to the Outer Hebrides, offering two daily ferry sailings from Ullapool and a modern airport with several daily flights from Aberdeen, Inverness, Glasgow and Edinburgh providing a range of options for reaching this picturesque island. Lewis is an extremely popular tourist destination with a wide range of visitor attractions and museums including the ancient Carloway Broch and the 5000-year-old stone circles of Callanish. Alternative ferry routes onto the island are Uig on the Isle of Skye to Tarbert and North Uist to Leverburgh. The island has a great many sandy beaches which attract surfers and kayakers. The coastline is also a haven for climbers and walkers of all abilities. The island has a wealth of flora and fauna, and the rocky and rugged geography is home to red deer, golden and sea eagles. Fishing is a popular pastime on the island with salmon frequenting several Lewis rivers and many of the fresh-water lochs being home to trout. Observed maritime life includes whales and dolphins.



Stornoway is the cultural and commerce centre of Lewis and Harris with a wide range of social and welfare facilities. Education is provided to secondary level with Lews Castle College UHI providing tertiary education which specialises in Gaelic, music, renewable energy, health, rural development, art, and computing. There are a wide range of shops and services in Stornoway.

## THE PROPERTY

Broad Bay House is a modern detached villa set in its own grounds. Built in 2007, this property was specifically and intelligently designed as a guest house and is presented in excellent condition, set over 2 floors.

From the carpark there is a level decking access via a double-glazed door into the spacious and bright reception / hallway. Upon entry it is evident that all rooms and hallways are of generous proportions. Immediately to the left is a small utility room for guest use only, where the vendors have provided a washing machine and drying machine. Beside this is a small guest study , with book shelving and a DVD collection. After passing through the welcoming seated reception area, guests enter a 'T' shape corridor leading to all four letting bedrooms and an additional guest W.C, ultimately leading the guests to their lounge / dining room.

The large guest lounge has a stunning vaulted ceiling and windows on 3 sides, allowing picturesque views of the coast and wildlife. This fantastic room offers a level of space and comfort which is highly praised by visitors to the business. The solid oak flooring and beautiful oak tables and chairs provide a feel of natural quality which complements the amazing seaward views which fill the vista. The lounge area contains quality sofas where guests can relax and enjoy the breath-taking scenery. Due to number of windows, the room benefits from excellent natural light which is supplemented by modern suspended ceiling lights and free-standing lamps. Fitted with radiators, the lounge also benefits from a substantial solid fuel stove creating a delightful cosy ambience during the cooler evenings. The lounge also provides access to decking which leads to a seated garden area.







The newly fitted kitchen offers excellent fitted appliances such as a 6-ring gas hob with adjacent 2 ring ceramic hob, plus extraction units and two sinks. There is also a fitted double oven and 4 fridges and freezers. Within the kitchen is a large utility area which has a washing machine and dryer plus a range of storage facilities.

The main guest hallway contains a double cupboard which is used for linen and general storage. The building extends to circa 370m<sup>2</sup> and sits within approximately 0.5 an acre with direct access to a beach.

## OWNER'S ACCOMMODATION

On the first floor is an attractive spacious landing area which is furnished with soft seating at one end and contains a small office area at the other. This relaxing space forms an excellent intimate seating area. There are also 2 double bedrooms and a lounge accessed from this area. The impressive master bedroom is very spacious with views over the Minch to Lochinver. It has a high-quality en-suite shower room with 2 wash basins and a walk in large wardrobe. The second bedroom is also en-suite with an impressive shower and separate bath.























The lounge is large and a delightful space with windows on 3 sides. This room is set to soft seating with a TV at one end. The other end could be used as a private dining area if desired. The overall feel of the room is exceptional. There is potential for development of the large attic above, subject to statutory consents. It may be possible to extend the stairs vertically to pick up the attic.

## GROUND S

The property is well sign posted and sits within grounds extending to circa 0.5 an acre. The tarmac driveway to front of the main building provides parking for 6/7 cars. The garden grounds are mainly laid to grass with

a gate at the bottom of the garden providing direct access to the beach, only a very short walk away. There are two timber sheds located in the grounds, these are used for general storage and guest bikes. An appealing feature of this property is the two large garages. The first unit is a timber construction and fully lined / insulated unit, this unit could be developed to introduce further letting or staff accommodation. The second garage is a large double garage with a roller door. There are ample external areas for guests to sit outside with extensive areas of decking to three sides of the main house lounge plus seated decking to the front of the house. There is potential for a pod development, subject to statutory consents.



## SERVICES

The property benefits from mains electricity, water and drainage and uses LPG for cooking. The accommodation takes advantage of an oil-fired central heating system. The property is double glazed, fully fire and EHO compliant. There is Wi-Fi throughout

## ACCOUNTS

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





## LICENCE

The business has a licence under the Licensing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is WI0130.

## EPC RATING

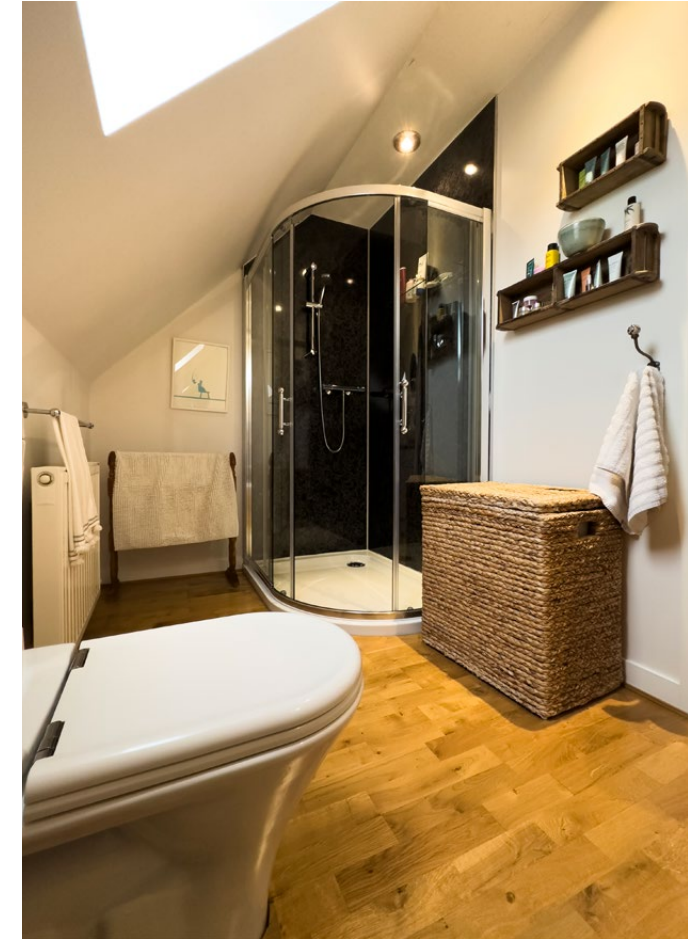
The EPC rating for the guest house is 'C'.

## TITLE NUMBER

The title number for the guest house is ROS6669.

## RATES / COUNCIL TAX

The guest house has a rateable value of £10,150 at April 2023, split as £6,300 non-residential apportionment and £3,850 residential, Ref No. 09/05/027405/2 and benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates for eligible applicants.



## WEBSITE AND INTERNET PRESENCE

The vendors utilise their website [www.broadbayhouse.co.uk](http://www.broadbayhouse.co.uk) to take bookings alongside online portal websites such as booking.com. In addition they work in partnership with several local companies such as Visit Outer Hebrides and local tour companies. They also host their own social media platforms [https://www.facebook.com/BroadBayHouse/?locale=en\\_GB](https://www.facebook.com/BroadBayHouse/?locale=en_GB). Broad Bay House has impressive on-line guest ratings of 5 stars on Google, 9.8 stars on Booking.com and 5 stars on Trip Advisor.







## PLANS

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

## PRICE

Offers in the Region of £849,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items and artwork. Stock at valuation.

## 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.

## DIRECTIONS

See location map. What3words reference is [///handed.swarm.smoothly](https://www.what3words.com/#!/en/0S84-0S84-0S84)

## VIEWING

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

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

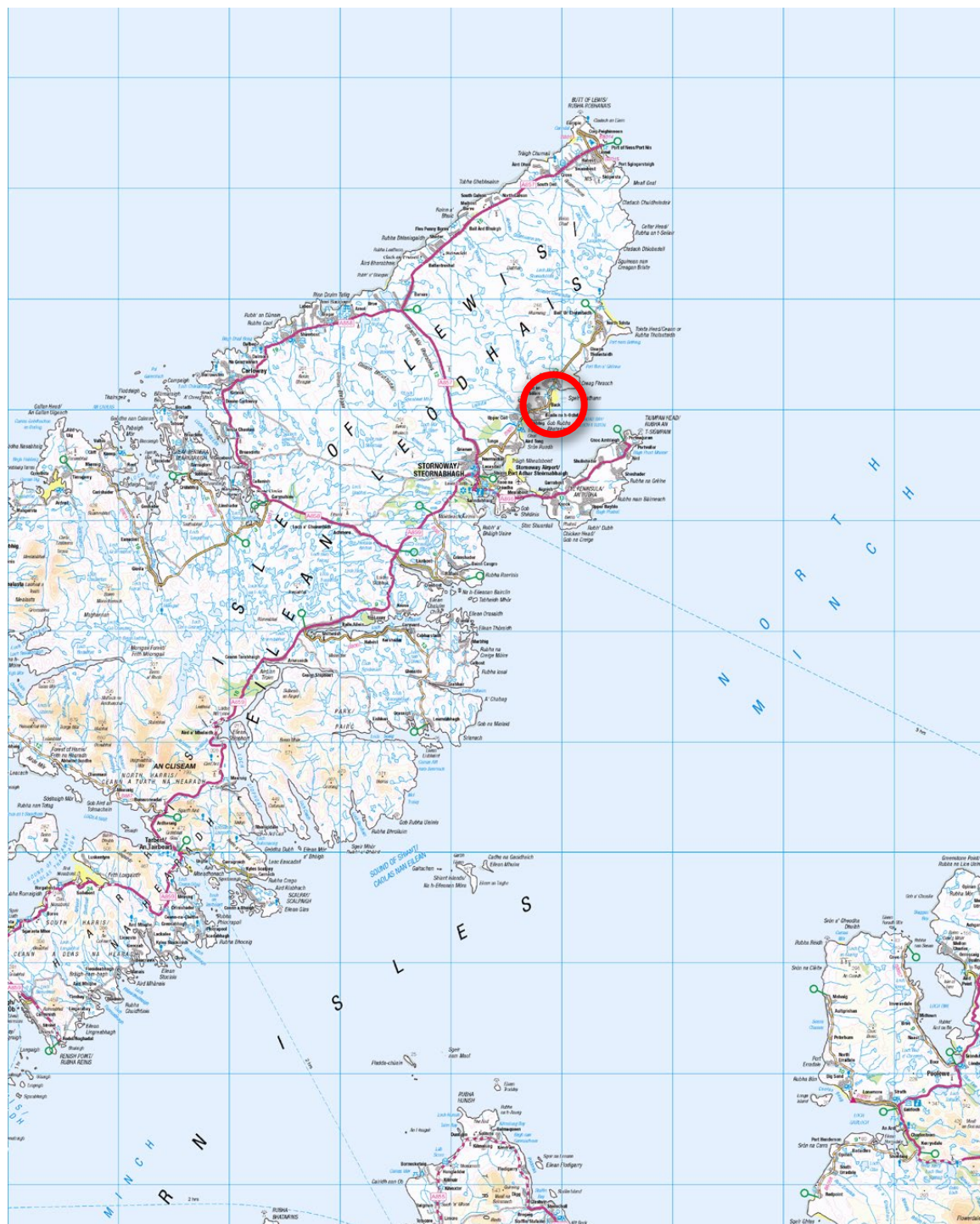
Tel: 01463 714757 (5 Lines)

E: [admin@asgcommercial.co.uk](mailto:admin@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, should one be set.



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