

FOR SALE

Established & Well-Presented Bed & Breakfast Business on the Isle of Skye



Dunedin B&B

Shore Road, Broadford, Isle of Skye, IV49 9AB

Offers Around £400,000 - Freehold

Find out more at www.g-s.co.uk

- **Established & Well-Presented Bed & Breakfast Business on the Isle of Skye**
- **Located in one of Scotland's Top Tourist Destinations**
- **Prominent Waterside Position with Views Across Broadford Bay**
- **Lifestyle Business with Scope to Develop Trade through Extending the Trading Season**
- **Attractive Opportunity for Owner-Operators Seeking an Entry into the Scottish Hotel + Leisure Sector**
- **Offered to the Open Market for the First Time in 50 Years**

INTRODUCTION

Dunedin B&B is an attractive and well-established hospitality business situated within Broadford, one of the largest, most popular and accessible settlements on the famous Isle of Skye. The location of Skye brings strong year-round tourist demand, representing an excellent opportunity to acquire a characterful business in a prime Scottish tourist destination.

The property occupies a prominent roadside position on Shore Road in Broadford, close to the village centre and overlooking the stunning Broadford Bay. Broadford is widely regarded as a key service hub for the island, offering a range of local amenities and acting as a gateway to Skye's principal visitor attractions, including the Cuillin Mountains, Sleat Peninsula and the wider southern Skye coastline.

The B&B offers a welcoming and comfortable environment, combining traditional character with modern presentation to deliver a well-rounded guest experience. The accommodation currently comprises three en-suite letting bedrooms, a breakfast room with seating for approximately eight covers, a domestic kitchen, owner's living room, laundry and ancillary storage/ workshop space.

In addition, there is a separate studio unit, previously utilised as owner's accommodation. The studio has a kitchenette and is able to accommodate a double bed, there is also an adjoining room suitable for a single bed or study area.

Externally the Dunedin B&B benefits from wonderful, large garden areas as well as private on-site parking for up to 6 cars

From a business perspective, Dunedin B&B offers an excellent lifestyle opportunity, with scope for a new owner to further develop trade and extend the operating season. There is the opportunity to use the studio as an additional letting bedroom, should it not be required as owners accommodation, subject to the necessary consents.



The Dunedin B&B is being offered to the market for sale as the current owners' wish to retire from the trade.

THE PROPERTY

The Dunedin B&B is of traditional construction beneath a pitched slate roof, with its accommodation arranged over ground and first floor.

ACCOMMODATION SUMMARY

The Dunedin B&B is accessed from Shore Road via a path through the front garden grounds that leads up to the main entrance door. There is a separate, private owner's entrance located to the right-hand side of the property. The accommodation can be summarised as follows: -

Public Areas:

- Guest Entrance Hallway
- Guest Dining Room / Breakfast Room
- WC - Ground Floor

Letting Accommodation:

3 letting rooms to sleep 7

- 2x Double Bedroom
- 1x Family Bedroom

All letting bedrooms are en-suite (2 x shower only; 1 x bath with shower over).

Owner's Accommodation

- Domestic Style Kitchen
- Lounge with wood burner
- Owners Studio — self-contained studio unit with kitchenette; capacity for a double bed, shower room and additional space for a single bed or study area.
- Ancillary Storage and Service Areas

There is a separate, private entrance that provides access into the kitchen and lounge area.

Service Areas:

- Laundry Room
- Workshop — coal & wood store
- Large Loft

Outside

- Large Garden to Front & Rear
- Private Off-Street Car Parking (6 Spaces)





STAFF

TUPE regulations will apply to all members of staff.

TRADE

Historic trading information can be provided to genuinely interested parties after viewing of the property.

LICENCE

The Premises is Licensed under the Civic Government (Scotland) Act 1982 (Licensing of Short Term Lets) Order 2022.

SERVICES

Mains water, drainage, and electricity. Gas (bottle) hob and electric oven. Electric, Wi-Fi controlled heaters.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

COUNCIL TAX

The Council Tax band is "E".

EXCLUSIONS

Personal effects of the vendors.

TENURE

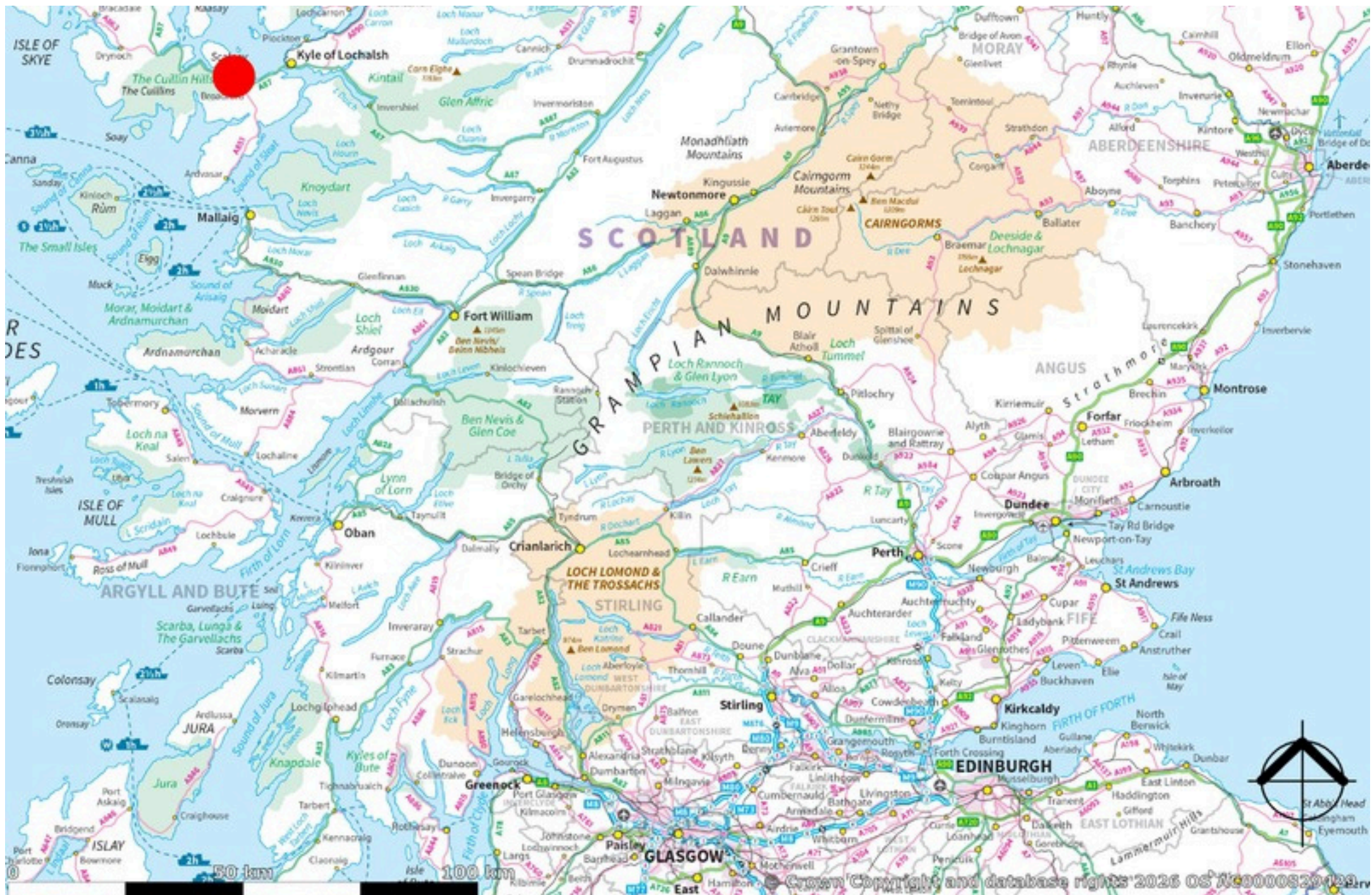
Heritable (Freehold Equivalent) Interest of the Property.

FINANCE/BUSINESS MORTGAGES

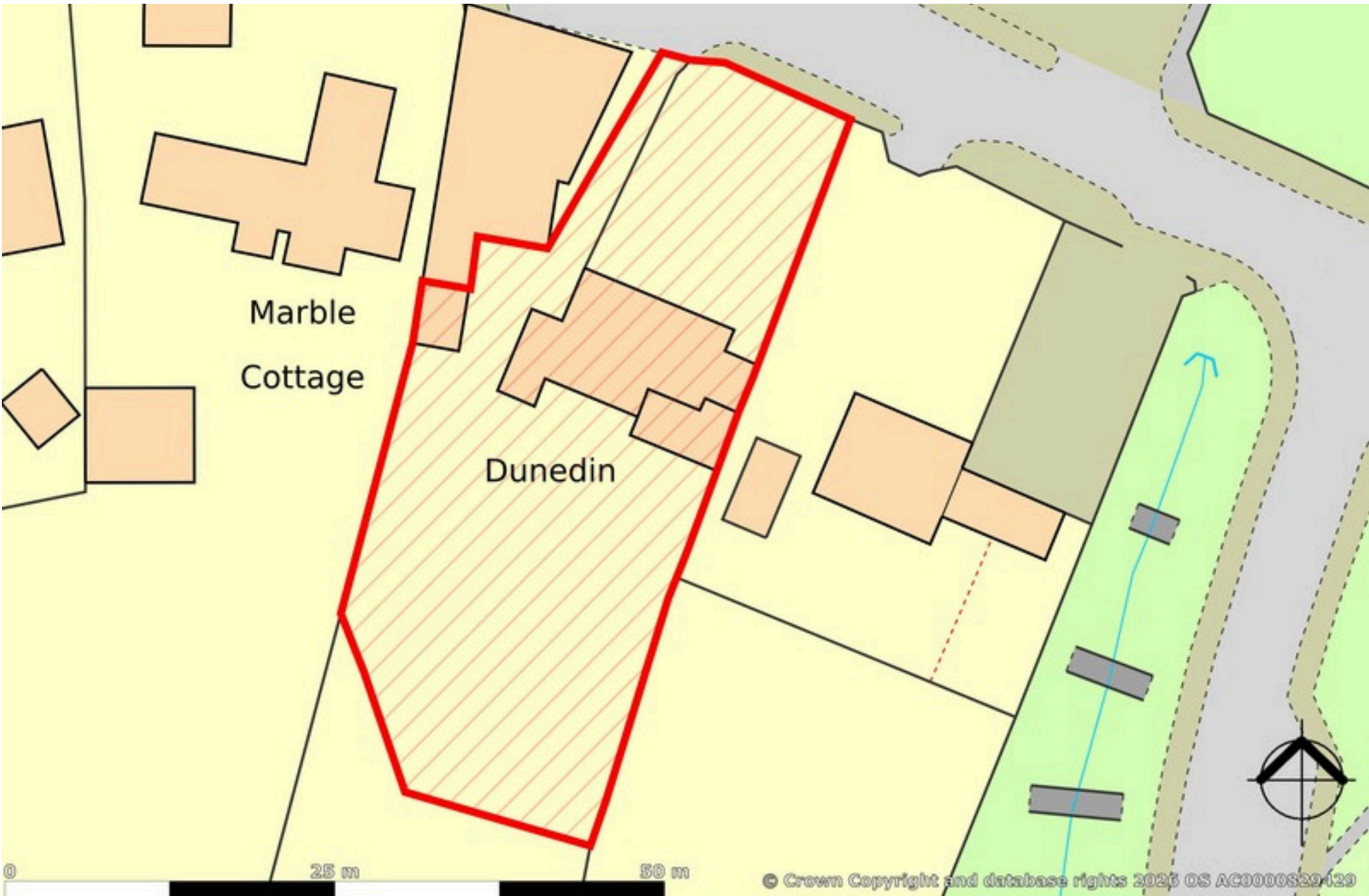
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.











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50 m

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PRICE

Offers around £400,000 are invited for the **heritable (freehold)** interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



KATIE TAIT

Chartered Surveyor - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941



MAX WALLACE

Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.