



FOR SALE/TO LET

RESTAURANT OPPORTUNITY

60 Back Brae, Tobermory, Isle of Mull, PA75 6NU

Rarely available opportunity to purchase.

Former restaurant in popular island destination

Possible alternate uses, subject to consent.

Total gross internal area of 133.5 sq.m. (1,436 sq.ft.).

Offers in excess of £220,000 are invited.

Rental offer of £20,000 per annum.

LOCATION

The subjects are located at the junction of Back Brae and Main Street towards the north end of Tobermory town centre.

Tobermory is the main town on the Isle of Mull with the town centre providing a good variety of shops, hotels, cafes, restaurants and other accommodation as well as being the administrative centre for the island. There are a number of ferry services to the island, which increase in summer to deal with the large increase in tourists.

The location of the subjects is highlighted on the attached location plan.

DESCRIPTION

The subjects are of traditional block work construction having painted external block work under a pitched and hipped slated roof.

Internally, the property is split over 3 levels with customer access directly to basement and first floor. The property provides staff areas in the basement, a waiting area and kitchen on the ground floor and the restaurant and bar accommodation within the roof space/first floor.

The property lends itself to a potential conversion to residential/Bed and Breakfast, subject to planning.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

133.5 sq.m. (1,436 sq.ft.)

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £11,200.

The property qualifies for 100% Rates Relief under the Small Business Bonus Scheme, subject to occupier status.

Please note that a new occupier has the right to appeal the current assessment.

PRICE

Our clients are seeking offers in excess of £220,000 for their heritable interest in the subject property.

RENT

Rental offers of £20,000 per annum are invited.

VAT

All prices are quoted exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.



ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Alister Gibson
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DATE OF PUBLICATION

September 2019

REFERENCE

WSAXXX

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