



Argyll Arms Hotel

Bunessan, Isle of Mull, PA67 6DP

Offers in the Region of **£210,000**

- Hotel Investment for sale
- 10 year FRI Lease in place until Apr 2029
- Annual rent £23,400
- 3 year rent review
- Business unaffected by this sale

THE PROPERTY:

The Argyll Arms Hotel is a detached property constructed in stone and brick under a pitched slate covered roof and flat roofed extension with accommodation over two principal floors. There is a small tarmac car park to one side of the property.

ACCOMMODATION SUMMARY

Six en suite letting bedrooms
Reception Hallway
Public Bar
Restaurant conservatory
Lounge bar/restaurant
Disused bar area
Cloakrooms
Commercial kitchen
Owners accommodation

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the hotel will be provided on request.

SERVICES

Mains water and electricity are connected to the property.
Heating is provided by an oil fired central heating system.
Cooking is from LPG gas.

RATES

We understand that the Rateable Value is £21,750.

LICENSE

The property benefits from a premises license under the Licensing (Scotland) Act 2005.

TRADE

The business is that of an island hotel and bar restaurant. The business is not included within this sale and therefore should remain unaffected. We understand that the tenant has been trading since 2014. We understand that the current tenant charges in the range of £60 to £110 per night for the letting accommodation. The business is seasonal. In season running from Easter through to the end of October although there is some winter trade from contractors. The 70 cover restaurant is apparently well supported by the locals although we have not seen any trading information to support this claim.

NOTE: This sale does not include the business.

TENURE

Heritable sale, subject to a formal Lease.

LEASE TERMS

The property is held on a 10 year FRI Lease which expires in April 2029. The rent has recently been reviewed to a new level of £23,400 pa. A copy of the lease will be provided to seriously interested parties.

PRICE

Offers in the region of £210,000 are sought for the heritable property subject to the formal full repairing and insuring lease. For the avoidance of doubt, the tenant's interest, trade, fixtures, fittings, furnishings and equipment are excluded from the sale.

VIEWING

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

OFFERS

All offers couched in Scottish legal terms, should be submitted to the owner's selling agents at the address below:



**+ Graham
Sibbald**

233 St Vincent Street, Glasgow, G2 5QY

T: 0141 332 1194

E: peter.seymour@g-s.co.uk

www.g-s.co.uk



THESE PARTICULARS HAVE BEEN CAREFULLY PREPARED AND ARE BELIEVED TO BE CORRECT. HOWEVER, THEY ARE NOT WARRANTED, NOR INTENDED TO FORM PART OF, NOR TO BE RELIED UPON IN ENTERING INTO ANY CONTRACT. INTENDING PURCHASERS MUST SATISFY THEMSELVES ON ALL MATTERS. WE HAVE NOT TESTED ANY OF THE SERVICES OR EQUIPMENT DESCRIBED IN THESE PARTICULARS. PHOTOGRAPHS MAY HAVE BEEN TAKEN WITH A WIDE ANGLE LENS. 250717

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