



Taigh Ailean

Portnalong | Isle of Skye
IV47 8SL

A rare opportunity has arisen to purchase a truly unique and inviting 5 ensuite room hotel in a secluded location on the Isle of Skye. Overlooking Loch Harport Taigh Ailean is an easily run business that has a very popular bar and restaurant which also benefits from some excellent reviews. There is a great opportunity to expand the business and increase revenues. Viewing is highly recommended to appreciate what the sale of Taigh Ailean has to offer.

Situation

The Isle of Skye takes its name from the old Norse '*sky-a*', meaning 'cloud island', a Viking reference to the often-mist-enshrouded Cuillin Hills. It's the second-largest of Scotland's islands, a 50-mile-long patchwork of velvet moors, jagged mountains, sparkling lochs, and towering sea cliffs. The stunning scenery is the main attraction, but when the mist closes in there are plenty of castles, crofting museums, cosy pubs, and restaurants; there are also dozens of art galleries and craft studios. Along with Edinburgh and Loch Ness, Skye is one of Scotland's top-three tourist destinations.

The small village of Portnalong is situated on the northwest of the Isle of Skye on the shore of Loch Harport. It is located 36 miles from the Skye Bridge, 11.5 miles from Sligachan and 21 miles from Portree; the Isles main centre of commerce. Portnalong is Gaelic for "harbour of the ships" and was founded by crofters from Lewis and Harris in 1921. The village played an important role as a refuelling point for allied shipping during World War II and a training area for Norwegian resistance fighters. From the village and surrounding area there is a wide range of activities that can be undertaken such as golf, guided mountaineering, and nature walks, fly fishing tuition to name but a few. Shops are located at Carbost only 3 miles away, which is also home of the famous Talisker Whisky distillery. In addition to tourism, the island is highly popular with nature lovers and also ornithologists who find birds of prey, waders, and a host of seabirds in the locale. Skye's rugged Cuillin Mountains are known to walkers and climbers from across the world. Inverness airport is 121 miles away, it has regular flights to some European destinations as well as London, Birmingham, and Manchester. Glasgow provides a far greater schedule of domestic and international flights.

- Elevated Position with Loch Views
- Dining Room - 22 Covers
- 5 Letting Rooms
- Opportunity for Expansion
- Spacious Owners Accommodation
- Freehold
- Popular Bar - 34 Covers
- Outdoor Beer Garden



Opportunities like Taigh Ailean Hotel do not come along very often. The property sits in an elevated position with some stunning views in an exceptionally tranquil location. With 5 letting rooms and an exceptionally popular bar and restaurant the sale of Taigh Ailean is a unique opportunity to run a thriving lifestyle business. Viewing is highly recommended.



The Property

The Taigh Ailean Hotel was built approximately 100 years ago and is traditionally built of whitewashed stone under a pitched slate roof. The property today benefits from partial modern double glazing and gas fired central heating.

The Hotel's main entrance is accessed from the main road via a path to a doubled glazed main door. This opens into a spacious entrance porch which leads into the comfortable guest lounge complete with open fire. Through a corridor is the Hotel's bright and popular dining room with views to the Loch. This large area is well furnished and proves very popular with both residents and non-residents alike. On the first floor and with both accesses from within the main building plus its own access from the main road is Munros Bar, an exceptionally popular bar with 34 covers. The bar also benefits from a wood burning stove and views across the rear of the premises this cosy guest facility is popular all year round.

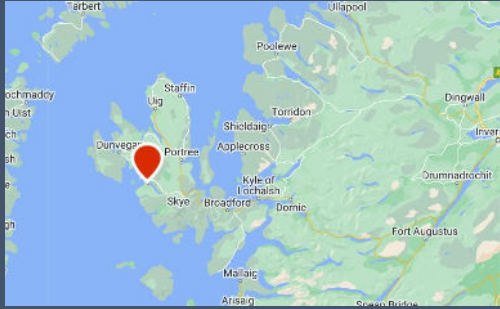
The main stairwell leads upstairs from the main corridor to 3 ensuite letting bedrooms. There are a further 2 bedrooms located in the Croft Annex. All letting rooms have ensuite bathrooms. The current owners have created a duplex self-contained apartment consisting of a large sitting room with an open fire and a spiral staircase that leads to a double bedroom on the first floor.

Business

Taigh Ailean Hotel and the Munros Bar is a well-established small hotel with a great reputation for food and accommodation along with attentive service, attracting a variety of visitors with demand for accommodation throughout the year. Set in private grounds the hotel offers a relaxing setting with plenty to see and do given the variety of activities on offer.

Although the bar and restaurant are open all year round the hotel only operates the letting rooms from April through to the end of September where it operates at near full capacity. There is a minimum of 2 nights stay, which could be increased, where room rates vary from between £100 and £160. There is also demand for accommodation all year round.

The bar opens from 5.30pm till 11.00 pm seven days a week through the main season while opening is reduced to Friday, Saturday, and Sunday in the off season. It is very well supported and a major focal point for the local community while people travel from all over the island for meals given the reputation of the restaurant and bar. The kitchen operates from 5.30 pm to 9.00 pm where it is almost essential to book a table. The Taigh Ailean prides itself on serving fresh locally sourced produce. There is a good split of income across all revenue streams. The hotel is currently run by the owners who are assisted by a team of kitchen, front of house and housekeeping staff.



External

The Taigh Ailean Hotel occupies a prominent position on the roadside with a gravel area on the opposite side of the road providing parking space for approximately 10 cars. At the side of the property is a lawned area that has been set aside to provide ample outdoor seating suitable for enjoying a drink from the bar or evening meals. The hotel sits on a plot of circa 1 acre. There is ample opportunity, subject to statutory regulations, to erect several glamping pods, or equivalent, on site and increase accommodation offering. In addition, there is a static caravan used by staff and a garage at the side of the hotel.

Services

The property has mains water, electricity. There is a bulk LPG storage tank which provides gas central heating. Drainage is to a recently installed wastewater treatment plant.

Trading Figures

Full trading information will be provided after formal viewing has taken place. The latest accounts show a turnover in excess of £290,000 with a Gross Profit of circa 60%. The property is held on the Scottish equivalent of a freehold.

Tenure

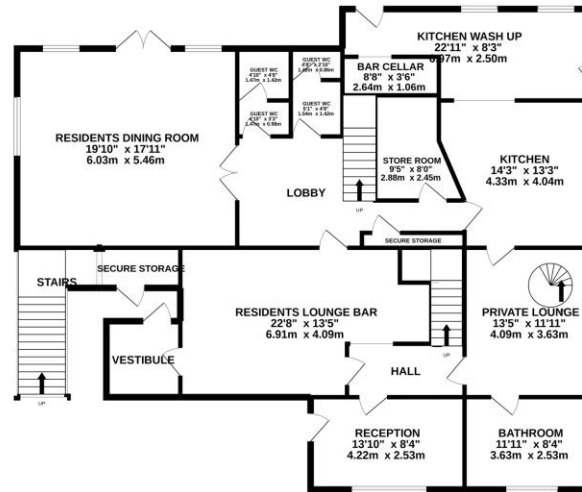
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Price

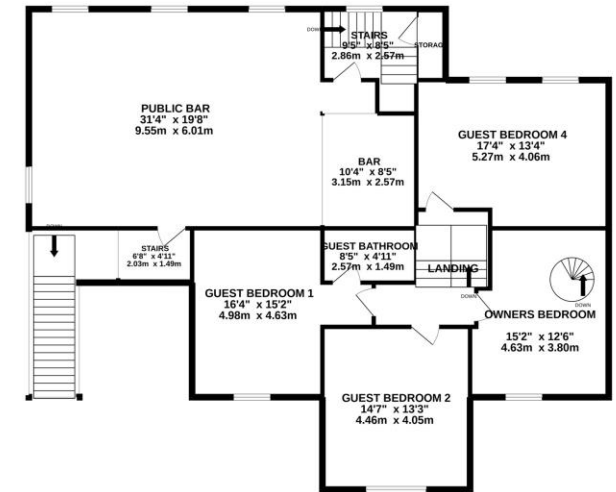
Offers over £520,000 are sought for this heritable property, fixtures, fittings, and goodwill.

OFFERS OVER
£520,000

GROUND FLOOR
1869 sq.ft. (173.7 sq.m.) approx.



1ST FLOOR
1731 sq.ft. (160.8 sq.m.) approx.



TAIGH AILEAN HOTEL, ISLE OF SKYE

TOTAL FLOOR AREA : 3600 sq.ft. (334.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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