



**ccl**  
RESIDENTIAL & BUSINESS  
PROPERTY SPECIALISTS

Harbour Guest House | Tobermory | Isle of Mull | PA75 6NT

# Harbour Guest House

59 Main Street | Tobermory  
Isle of Mull | PA75 6NT

- Stunning Guest House
- Tobermory Harbour Views
- Excellent Reputation
- 7 Letting Rooms
- 3 Bed Owners' Accommodation
- Turnkey Opportunity
- Freehold
- Ideal Lifestyle Opportunity

CCL are delighted to offer the opportunity to purchase the stunning Harbour Guest House on the main street in the iconic town of Tobermory on the Isle of Mull. Offering the warmest of welcomes, fantastic service, immaculate rooms and a locally sourced breakfast, the business benefits from excellent reviews and much repeat business. Early viewing is highly recommended to truly appreciate the quality of this property and the full business potential it offers. It is a wonderful lifestyle opportunity for anyone looking to strike that perfect work life balance.

## Situation

Harbour Guest House enjoys a prime location on the main sea front in the picturesque harbour town of Tobermory which is famous for its colourful painted buildings. The property enjoys a prominent position with magnificent and uninterrupted sea views.

The Isle of Mull is located just off the west coast mainland of Scotland and is the second largest of a group of islands that make up the Inner Hebrides. The island is in the council area of Argyll and Bute. There are dramatic bays and beaches scattered along the three hundred miles of superb coastline, and this little island has great acclaim as having the greatest biodiversity of any place of comparable size in Britain! The Isle of Mull has attractions for everyone, and offers holidays where wildlife is around every corner, visitor attractions cater for all ages, and everyone has a chance to live a lifestyle far removed from the hectic urban pressurised existence. The Island provides a wide range of activities and attractions from geology, beaches, scenery, walking and wildlife to food and drink, golfing, horse riding and swimming. There is something for everyone on this vibrant island.

Mull has a local resident population of approximately 3,000 but this is heavily supplemented by a high influx of tourist visitors all year round but especially during the summer months. Mull is within easy reach of Oban on the West Coast of Scotland which also enjoys tremendous tourist activity in peak summer. There are 3 ferry services to Mull all operated by Caledonian MacBrayne. The main ferry operates a regular service from Oban to Craignure, approximately 20 miles to the south of Tobermory. There is also a passenger and car ferry service between Lochaline and Fishnish as well as a car and passenger ferry from Kilchoan to Tobermory.



Attractive 7 letting room Guest House with spacious private owners' accommodation, situated in the stunning tourist destination of Tobermory. Harbour Guest House is presented in immaculate condition throughout, and the property is offered in true walk-in condition. This is an ideal prospect for those looking for an easily managed lifestyle opportunity. Early viewing is recommended to truly appreciate the quality of accommodation and the potential on offer.



### Business

Harbour Guest House has been owned by the current owners for over 8 years during which time it has been significantly upgraded and exceptionally well maintained. A long-established business, it benefits greatly from its excellent reputation and reviews, and of course, its fabulous location. There are 7 letting rooms, 6 ensuite and 1 with a private bathroom, comprising a variety of single, twin, double and family rooms.

The business is run by the current owners who take a hands-on approach. Taking advantage of Mull's busy tourist season the guest house trades from April through to mid-October and boasts excellent trading figures with occupancy levels at near 100%. Very little advertising is needed due to the "honeypot" location. The owners choose to trade the business beneath the VAT threshold but there is great opportunity to increase trade by extending the season, for which there is great demand, serving evening meals or obtaining an alcohol license.

Room rates range from £80 per night for a single up to £160 for the harbour facing family room. The business is run by the owners without the assistance of any staff. Given the stunning and unique location the business operates a minimum 3 night stay policy which greatly assists the smooth running and management of the business.

### Property

Harbour Guest House is a traditional stone building that has been tastefully extended over the years to provide excellent accommodation over 3 floors. Entry is from the main street and into the ground floor reception area. At the front of the building there are 2 ensuite letting rooms. At the rear of the ground floor is the main service area which includes the laundry and 3 large stores.

Stairs from the main reception area lead to

the first floor. At the front there are 2 spacious double rooms with stunning views overlooking the harbour. A rear hall provides access to 2 further letting rooms and the dining room. The dining room, which includes a guest lounge area, is exceptionally spacious and provides a great opportunity for new owners to expand the business. The well-equipped commercial kitchen is adjacent to the dining room.

The stairs continue to the top floor. Here there is another spacious double bedroom with amazing harbour views and a private bathroom. An adjacent twin room can be used for families if required. A secure door from the landing leads to the owners' accommodation. This includes a large lounge with stunning sea views, bathroom and 3 bedrooms.

The entire property is presented in immaculate condition throughout.

### External

At the front the property opens on to the main street in Tobermory where there is ample free parking available. At the rear of the property there is access to a small recreational area.









### Services

This property has mains water supply and drainage, with mains electric. Electric heating and cooking by LPG bottled gas.

### Tenure

This property is held on the Scottish equivalent of a freehold.

### Trading Figures

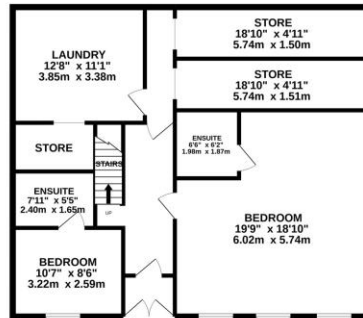
Full trading information will be made available after a formal viewing has taken place.

### Price

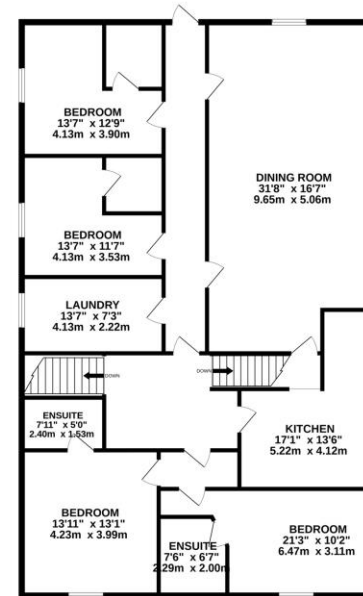
Offers Over £525,000 are sought for the business, fixtures, fittings, and goodwill.

# OFFERS OVER £525,000

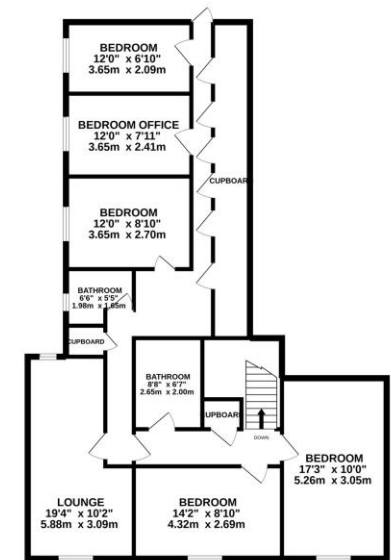
GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
1881 sq.ft. (174.8 sq.m.) approx.



2ND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



59 MAIN ST, TOBERMORY, ISLE OF MULL PA75 6NT

TOTAL FLOOR AREA : 4108 sq.ft. (381.6 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CCL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.  
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