



Salen | Acharacle | Argyll and Bute | PH36 4JN

www.cclproperty.com

Salen, Acharacle, Argyll and Bute, PH36 4JN

- Multiple Income Streams
- Self-Catering Cottage
- 2 Glamping Pods
- 34 Cover Bar / Conservatory
- Fully Licensed
- 4 Bedroom Home

Summary

The Salen Hotel, a family-run Victorian-era establishment on the Isle of Mull, Scotland, offers historic charm and modern comforts. Overlooking Loch Sunart, it is ideal for exploring the Ardnamurchan Peninsula. Featuring a bar, café, and diverse accommodations, it operates seasonally. With local amenities and expansion potential, it is a unique investment opportunity for tourists exploring the Scottish Highlands.

Situation

The Salen Hotel occupies a prime position overlooking the stunning Loch Sunart, offering guests a captivating retreat in the heart of the Scottish Highlands. Situated in the charming village of Salen, this establishment serves as an ideal base for exploring the rugged beauty of the Ardnamurchan Peninsula, renowned as the westernmost point of mainland Britain. Access to the hotel is via a picturesque single-track road that meanders along the loch's shoreline, providing travellers with breath-taking vistas and glimpses of ancient oakwoods. En route, visitors can discover local attractions including a distillery, an RSPB nature trail, and a natural history centre. The village of Salen, though small, boasts a local shop and a jetty with public moorings, catering to both residents and nautical enthusiasts. For families, educational facilities are conveniently located, with a primary school in nearby Acharacle and a secondary school in Strontian, just 8 miles away. Fort William, the largest nearby town, lies approximately 47 miles from Salen and offers a comprehensive range of amenities, including shops, medical facilities, and educational institutions. Known as the 'Outdoor Capital of the UK', the surrounding Lochaber area





The Business

The Salen Hotel is a small, family-run establishment located on the Isle of Mull, Scotland, operating as a fully licensed hotel. It offers a variety of services and accommodations to cater to different types of guests. The hotel includes a public bar and café, providing a casual dining experience. The café serves food from 10 AM to 5:30 PM, with breakfast available from 10 AM to 12 PM and lunch from 12 PM to 5:30 PM. The bar can accommodate 18 patrons and operates with wet sales from 10 AM to 6 PM. Additionally, there is a conservatory that provides a scenic dining experience, seating up to 26 guests.

In terms of accommodations, the Salen Hotel offers several self-catering options. Frasers Cottage is a popular self-catering cottage with two bedrooms, attached to the main hotel. There is planning permission to extend this property to add another letting room. The hotel also includes a self-catering apartment and two glamping pods for guests seeking a more rustic experience.

The hotel operates from Tuesday to Sunday, 10 AM to 6 PM, from Easter until the end of October. Its revenue is divided into three main categories: food sales account for 40%, while the bar and accommodation each contribute 30%. For the current season, from April to October, the occupancy rates are 82% for the cottage, 70% for the flat (available from May), and 50% for the pods. Marketing efforts for the hotel are conducted through platforms like cottages.com, Airbnb, and the hotel's own website.

The Salen Hotel is managed by the owners and their family, with additional support from two part-time, seasonal staff employed on zero-hours contracts. The owners reside in a self-contained flat within the hotel, which includes four bedrooms, three of which are en-suite. The hotel's central location on the Isle of Mull makes it an ideal base for exploring the island and its surrounding attractions, offering a versatile range of accommodations and dining options for both casual visitors and those seeking a more immersive self-catering experience.

Property

The main hotel, originating from the Victorian era, has been meticulously modernised by the current owners, seamlessly blending historic charm with contemporary comforts. Guests enter from the car park into a conservatory that spans the building's front, featuring exposed walls, slate floors, and exquisite woodwork, all offering breathtaking views across the bay. Double doors open into the public bar area, which boasts a traditional bar setup with a variety of seating options. The ground floor also houses a well-equipped commercial kitchen, featuring a fridge/freezer, propane gas cooker, double pizza oven, chiller counter, salad chiller, plate warmer, grill, dishwasher, and dual fryer. Customer toilets are conveniently located at the rear of the property.

The remainder of the main hotel serves as the owners' accommodation. The former formal dining room has been transformed into a luxurious living room, retaining original features and a charming wood-burning stove. A staircase leads to the first floor, which comprises four rooms. The main bedroom is a superb king-sized room with a spacious en suite featuring a freestanding bath. A double room is situated opposite, while a snug bedroom with loch views is centrally located. The twin room is at the rear. Each room is uniquely decorated and equipped with flat-screen TVs and tea and coffee-making facilities.

The top floor has been converted into a stylish and comfortable owners' suite, including a bedroom, kitchen/lounge, and shower room.

Frasers Cottage, accessed from the car park, welcomes guests into an open-plan living area. The kitchen, equipped with a Rayburn and American fridge freezer, is on the left, while the living area is on the right. Solid wood flooring and a hardwood staircase lead to the first floor, where two bedrooms and a bathroom with a whirlpool bath are located. An entrance hall from the kitchen leads to a downstairs shower room, complete with a washing machine.

Additionally, a chic one-bedroom self-catering apartment has been developed above the garage at the property's rear. The property also features two stylish glamping pods, each accommodating two guests.

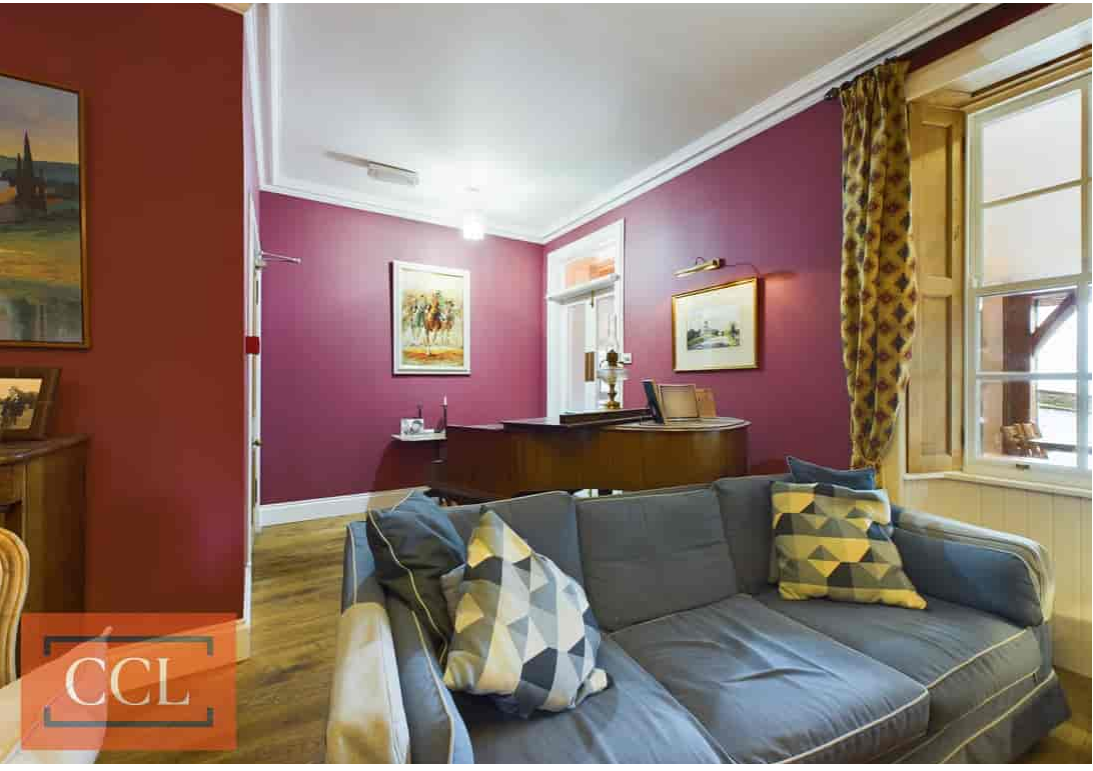
External

Frasers Cottage has a small enclosed private garden to the front while the hotel opens on to the large tarred carpark. There are a number of tables located along the front.

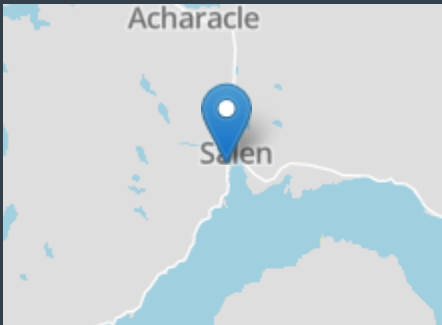
At the rear of the property is the double heighted garage which has the self catering apartment above. There is also a rear seating area that can be accessed from the main bar area.

The rear car park has been laid with gravel. Two glamping pods have recently been erected at the far end of the site. Both have private garden areas. There is also planning permission for the erection of a two bedroom holiday cottage where the 2 pods are currently located.









Trading information

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

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to lease. This will be made available to all parties wishing to offer

Services

Oil fired central heating, mains electricity, water and drainage.

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	
<p>Floor 3 Building 1</p>		<p style="text-align: center;">Approximate total area⁽¹⁾ 342.25 m²</p> <p style="text-align: center;">Reduced headroom 4.45 m²</p> <p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">Reduced headroom Below 1.5 m</p> <p style="text-align: center;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: center;">GIRAFFE360</p>



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

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 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 in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.