



## Widemouth Frog Restaurant & Rooms

Dunbeg, Oban, PA37 1PX

£45,000 - Leasehold

*ccl*  
PROPERTY



## Widemouth Frog Restaurant & Rooms

Dunbeg, Oban, PA37 1PX

A wonderful opportunity has arisen to acquire the leasehold of a substantial bar and restaurant with rooms, a short distance from Oban on the west coast of Scotland. The Wide Mouthed Frog has been vacant for a number of years and is in need of cosmetic upgrade. The leasehold includes a large bar and dining room, with superb views over the marina. And a total of 10 letting rooms within the main building and adjacent chalet. The business has benefitted greatly in the past from its location on a prime tourist route and proximity to the busy marina.

The Widemouth Frog occupies a prominent Dunstaffnage Marina in Dunbeg; a short distance from the picturesque town of Oban and the Firth of Lorn. The business is ideally situated to catch passing trade as its located on the main road some 2 miles from the centre of Oban. The town of Oban occupies a beautiful location situated in a tranquil bay protected from the full force of the sea by the Isle of Kerrera. Known as the gateway to the Isles, beyond Oban lie the islands of the Inner Hebrides and the mountains of the Morvern peninsula. Further beyond are the islands of Iona, Coll, Colonsay and Tiree making Oban an ideal and popular destination. Ferries to the islands are available from the towns ferry terminal. The town is well serviced with road links and lies on a number of popular tourist roads stretching along the West Coast. Oban is the principal town of North Argyll and has a good range of facilities and amenities. Further afield the city of Glasgow can be reached in roughly 2 hours providing the facilities of a major city including an airport. Trains also connect Oban with Glasgow Queen Street.





### The Business

The business has not been trading for a number of year. In need of refurbishment, it consists of a large bar and restaurant. There is a well-equipped and laid out commercial kitchen with substantial preparation areas and walk in fridge and freezer.

In total there are 10 ensuite letting rooms split between the main building and adjacent chalet.

The business was very popular with both tourists and locals and in particular benefitted greatly from passing trade and proximity to the bustling marina.

### Trading Figures

The business is not being sold as a going concern and there are no trading figures available.

An annual rent of £45,000 is being sought for the lease. Leasehold – 10 year lease by negotiation.

### The Property

The large bar is accessed from the patio at the edge of the carpark. Entrance is via patio doors and into a warm and welcoming bar. To the left of the bar there is a step down to the dining room which in turn provides access to the kitchen and service areas. Both the bar and dining room have doors which open on to another patio area that overlooks the marina.

There are 7 letting rooms located above the bar and restaurant. There are an additional 3 bedrooms in the adjacent chalet. All rooms are ensuite.

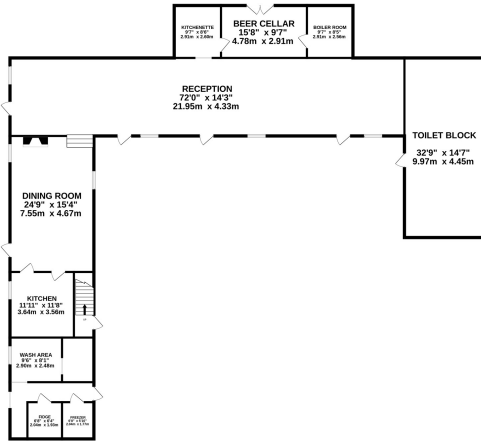
### Rateable Value

£39,000.

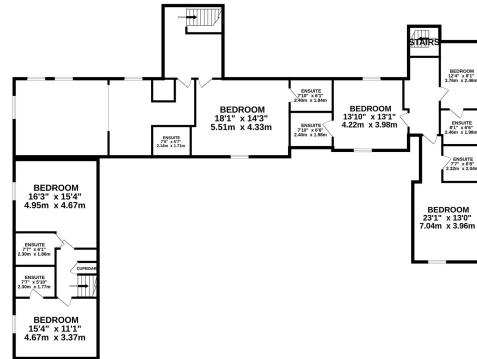
### External

There are 2 patio that take great advantage of the location and setting. The premises have a large car park and its elevated position takes full advantage of the views overlooking the water and marina.

GROUND FLOOR  
2649 sq.ft. (246.1 sq.m.) approx.

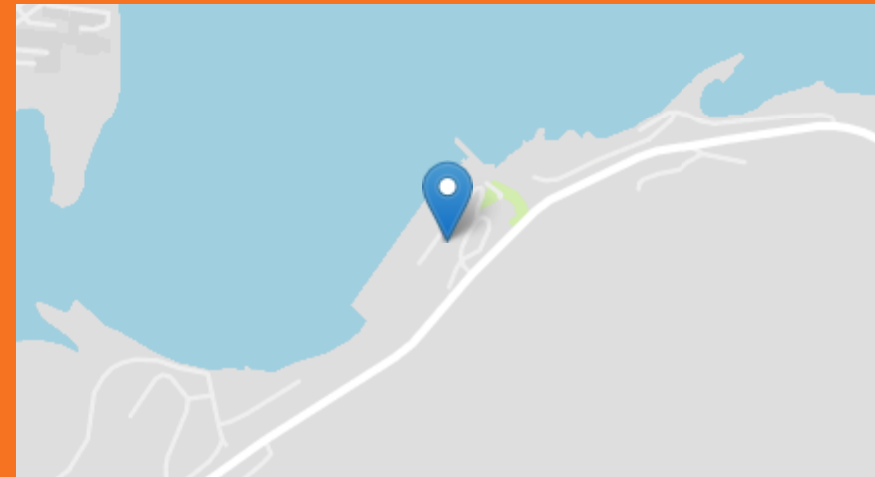


1ST FLOOR  
2233 sq.ft. (207.5 sq.m.) approx.



TOTAL FLOOR AREA: 4882 sq.ft. (453.6 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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