



ccl

RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

The Bellachroy

Dervaig | Isle of Mull
PA75 6QW

- 7 En-Suite Letting Rooms
- Outstanding Reviews
- Luxury Accommodation
- Freehold
- Welcoming Bar & Restaurant
- Oldest Inn on The Isle of Mull
- Grade C Listed
- Planning permission for 6 Further Letting Rooms

A truly unique opportunity has arisen to acquire The Bellachroy Inn, the oldest inn on the Isle of Mull that dates back to 1608. It is a truly stunning 7 letting room licensed inn, with a cosy bar and restaurant. Run by the current owners since 2018, providing guest accommodation in an ideal location for the many guests to explore the Isle of Mull. A seasonal business the hotel operates the letting rooms from April through to the end of October where occupancy levels are nearly 100%. There is great scope to expand this business and enhance revenues by extending the season and opening hours of the bar and restaurant.

Situation

The Isle of Mull is located just off the west coast of mainland 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 location of comparable size in Britain! The Isle of Mull has attractions for everyone and offers holidays where wildlife is around every corner. Visitor of all ages are catered for, and everyone has a chance to live a lifestyle far removed from the hectic urban existence. The islands attracts visitors looking for a wide range of activities and attractions from fascinating geology, wide sandy beaches, wonderful scenery, walking and wildlife to food and drink, golf, fishing, horse riding and swimming. The Isle of Mull has something to offer everyone.



The Bellachroy is a charming Scottish Inn, set within a unique and inspiring setting. The sale of the business represents an ideal lifestyle opportunity and viewing is highly recommended to truly appreciate the splendour, ambience, and the potential that The Bellachroy has to offer.



The Property

The Bellachroy Inn is a traditional Scottish Inn whose origins date back to 1608. It has been extended over the years and has been tastefully refurbished and upgraded by the current owners to provide contemporary surroundings along with a warm Scottish welcome.

The main bar and restaurant are located on the ground floor. The "Bear Pit" bar is a traditional bar that exudes warmth and character. It is exceptionally popular with both the local community and the many guests. Adjacent to the bar is the main restaurant. Equally rustic with exposed beams and wooden floor the restaurant can accommodate 20+ covers. There are 3 rooms on the ground floor that can be used for owners / staff accommodation. The restaurant is serviced by a very well equipped large commercial kitchen. As you would expect from a building of this size there are ample preparation and service areas.

The letting rooms are located on the first and second floors. In total there are 7 ensuite letting rooms including 4 comfortable family rooms and 3 double ensuite rooms. There are a variety of room sizes that accommodate single guest to couples and families. In addition to the letting rooms on the first floor there is also a very cosy guest lounge; a great place to relax after a day in the fresh air exploring Mull!

There are 2 outbuildings. One is utilised as a laundry and the other a store. There is planning permission and building warrant for an additional 6 rooms and a self-contained apartment.

Business

The Bellachroy Inn is a well-established Inn with a great reputation for quality accommodation, food, and attentive service, attracting a variety of visitors with demand for accommodation. Set in private ground the hotel offers a relaxing setting with plenty to see and do; cycling, hiking, water sports, exploring the abundance of wildlife and the deep history that the island has to offer.

Although the bar and restaurant are open all year round the hotel currently operates the letting rooms from April through to the end of October at near full capacity. There is a minimum of 2 nights stay, which could be increased. There is also a demand for accommodation all year round.

The bar and restaurant are very well supported and a major focal point for the local community. There are frequent live music sessions, quiz nights and other events. The island benefits from its own abattoir & a fantastic choice of shellfish from local fisherman, as well as multiple artisan producers including Isle of Mull Cheese.

There is a good split of income across all revenue streams. The hotel is currently run by the owners. The business is fully staffed with the majority being local village residents

External

The Bellachroy Inn sits in a large plot of approximately 0.9 acres. There is a car park at the rear of the property. While at the front and rear there are both licensed

external seating areas. The Inn is surrounded by some of the most stunning scenery Scotland has to offer. With rolling hills and woodland behind and the beautiful Loch Cuin at the front. There is an abundance of wildlife close by.

There is also a new outdoor covered seating area which is popular with guests as it gives great village views towards the church and Loch Cuin.









Services

Mains water, drainage, and electricity. Oil fired central heating. Cooking by LPG.

Tenure

The property is held on the Scottish equivalent of Freehold.

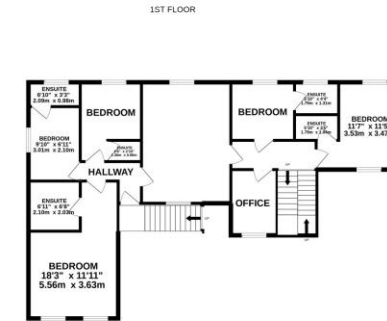
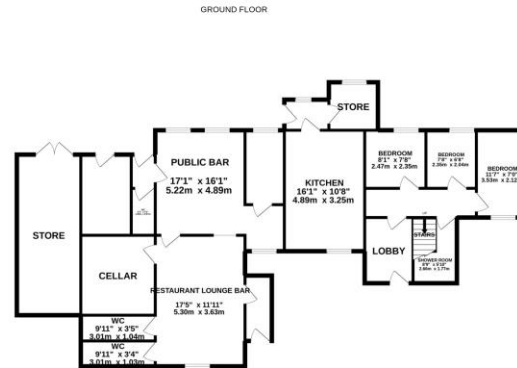
Trading Figures

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

Price

Offers Over £625,000 are sought for the business, fixtures, fittings, and goodwill.

OFFERS OVER
£625,000



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:



CCL Property Ltd
62 High Street, Elgin, IV30 1BU
T: 01343 610520

www.cclproperty.com

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C2216 Ravensworth 01670 713330

