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PROPERTY SPECIALISTS



27 Newton Street | Stornoway | HS1 2RW

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27 Newton Street

Stornoway | HS1 2RW

- Prime Tourist Location
- High Turnover & Margins
- 5 Letting Rooms
- Excellent Condition
- Wooden Chalet
- 100% Business Relief
- Craft Shop
- Freehold

A wonderful opportunity has arisen to purchase the well-established and highly profitable Twenty Seven Bed & Breakfast situated a short distance from the centre of Stornoway on the Isle of Lewis. Tastefully refurbished and upgraded, the property is exceptionally well maintained and presented throughout while the contemporary interior benefits from substantial natural light creating bright and comfortable spaces.

The guest house is offered in true walk-in fashion and boasts 5 letting rooms. The town benefits from year-round trade from both tourism and corporate visitors to the Island allowing the business to take advantage of the demand for its services. A modern wooden chalet provides excellent private owners accommodation. The owners have also established a craft shop selling a variety of local crafts, Harris tweed and gifts hand crafted from whisky casks.

Situation

Twenty Seven is situated in a prominent location a short distance from the centre of Stornoway with its many amenities including excellent restaurants and shops. Located on the sea front with views over the harbour the property is conveniently located across from the island's ferry port and local bus station. Stornoway is the main town of the island, home to the Western Isles Council with a population of just over 6,000 which accounts for around a third of the island's inhabitants. The economy is a mixture of traditional businesses such as fishing, Harris Tweed, and farming, with more recent influences like tourism, the oil industry and commerce. The Isle of Lewis is the most northerly of the group of islands known as the Hebrides or Western Isles. Steeped in history and culture the island boasts numerous sites of historical interest, endless sandy beaches renowned with surfing enthusiasts and countless lochs and lochans offering salmon and trout fishing. Travelling to the island is by air or sea with daily ferry services operating between the main land and the surrounding islands. The airport which is located approx. 3 miles east of Stornoway town centre, offers daily flights to Inverness, Aberdeen, Glasgow, and Edinburgh airports.



Twenty Seven is a well performing business that has seen considerable investment and substantial growth. The property is in immaculate condition throughout and has proven to be a thriving success and an outstanding opportunity for a prospective purchaser. Viewing is highly recommended to truly appreciate the size of the property and the exceptional value that it offers.



The Property

The property is offered in true walk in condition with all rooms immaculately furnished and decorated to the highest standard. Entry is from the front door which leads to the main hall. To the right is a spacious dining room with views overlooking the sea. There is a spacious double room with a private bathroom. On the opposite side of the hall is a very well equipped galley style kitchen diner that extends the width of the property. This opens to a compact utility room that in turns open to the enclosed rear garden

The guest house benefits from a further 4 bright and spacious En-Suite letting rooms of contemporary design on the first floor. Each room is immaculately presented and decorated to the highest standard, benefiting from modern features including En-Suite shower facilities. In total there are three double rooms and one twin room.

There is a modern purpose-built wooden chalet in the rear garden. This benefits from a double bedroom, lounge, kitchenette, and bathroom. This is currently used by the owners but could easily be repurposed to provide self-catering accommodation.

In the rear garden there is also a wooden out building that has recently been converted to a tourist craft shop.

Business

The guest house is well established with a great reputation for quality accommodation and has been refurbished to a very high standard. Renowned for great hospitality the guest house attracts a variety of visitors with demand for accommodation, enjoying occupancy levels above

95% between May and the end of September. The remainder of the year benefits from substantial corporate trade with industry and development projects on the island attracting a large number of contractors and corporate clients. This 5 bedroom property is a thriving business that is both easily managed and maintained. The property is in immaculate condition throughout, new owners will be able to commence immediate trading and benefit from a very healthy income.

External

The guest house enjoys a prominent coastal position within walking distance of the town with views over the harbour and along the coast. There is an enclosed rear garden that has a private patio area and large concrete hard standing with a variety of borders planted with shrubs and flowers.

Trading Figures

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

Services

The property has GCH, mains water, drainage, electricity, uPVC windows.









Tenure

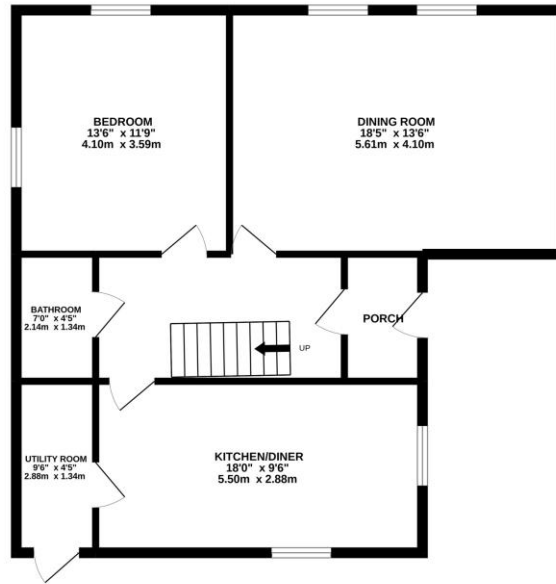
The property is held on a Scottish equivalent of Freehold.

Price

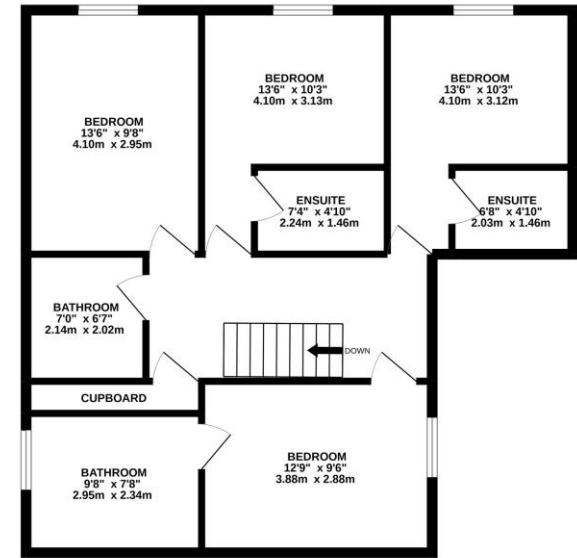
Offers over £395,000 are sought for the business, fixtures, fittings, and goodwill. Stock in trade will be additional at valuation.

OFFERS OVER
£395,000

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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:



CCL Property Ltd
62 High Street, Elgin, 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 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 CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.
C2216 Ravensworth 01670 713330

