



# Cross Inn

Cross, Isle of Lewis

£350,000







# Cross Inn

Cross, Isle of Lewis, HS2 0SN

A rare opportunity has arisen to purchase a truly unique and inviting 5 ensuite room Inn in Cross on the Isle of Lewis in the Outer Hebrides that benefits greatly from its position on the Hebridean Way walking and cycling route. The Inn has been tastefully upgraded and refurbished by the current owners and is offered in true walk-in fashion. This is an easily run business that has a very popular bar and restaurant which also benefits from some excellent reviews. There is a great opportunity to expand the business and increase revenues. Viewing is highly recommended to appreciate what the sale of the Cross Inn and what a lifestyle business could offer new owners in a truly stunning part of the world.

#### Services

The property has mains water, electricity, and sewage. There is a large heating oil tank which fuels the boiler for central heating. The Kitchen uses gas for cooking.

#### Tenure

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

#### Trading Figures

Full trading information will be provided after formal viewing has taken place.

#### Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.















### The Business

The Cross Inn and Old Barn Bar is a well-established country Inn with a great reputation for food and accommodation along with attentive service, attracting a variety of tourists and locals with demand for accommodation throughout the year.

The business is owner operated by a husband-and-wife team with the assistance of a number of seasonal and part-time staff. The Old Barn Bar is situated at the back of the main building and is open from 4 pm Monday through to Saturday. It can accommodate up to 60 people and is popular with both locals and tourists to the area. It has approximately 20 food covers, not including the bar seats, and could be increased to 30 if the pool table were removed during the summer. There is a large beer garden that can almost double capacity. In the main building, the restaurant has been refurbished and has room for 45 covers. It is currently open from every day except Tuesday when residents are served food in the bar. It has a great reputation and offers Gastro style pub food. It is seasonal and operates from May through to the end of September as well as Christmas.

There are 5 ensuite letting rooms that have been newly redecorated and refurbished. Room rates vary from £67.50 for the single to £155 for the triple room. Peak seasons see occupancy rates in excess of 90%.

There is a good split of income across all revenue streams. There is a great opportunity to increase revenues by extending the food offering and season. There are several areas where further rooms / bunk house facilities could be added.

### The Property

Accommodation comprises, large sunporch to the front which gives access to the lounge/bar area and straight through to the bright and welcoming dining room. The commercial kitchen is located to the rear of the property and there are ample storage areas and wc facilities throughout the ground floor. On the first floor you will find five newly decorated and spacious en-suite guest bedrooms. In addition, in the main building there are three private rooms currently used as staff accommodation, laundry and stock rooms, however this was previously used as an owner's apartment, making a live in position easily achievable. In addition, there is a separate character bar on site and a large garage historically used as a dwelling.

### External

The Cross Inn occupies a prominent position on the A8576 Road. on the opposite side of the road providing parking space for approximately 25 cars. At the side of the property is a lawned area that has been set aside to provide ample outdoor seating suitable for enjoying a drink from the bar or evening meals. The hotel sits on a plot of circa ¼ of an acre. There is ample opportunity, subject to statutory regulations, to erect several glamping pods, or equivalent, on site and increase accommodation offering.



In addition, there is a 5-berth caravan (available by separate negotiation) used by staff and a garage at the side of the hotel. The sizable garage would be ideal to develop into a bunk-house or separate owners/self-catering cottage dependant on the relevant planning permissions.

### Situation

The Cross Inn is situated in a prominent roadside position on the A857 approximately 4 miles from The Butt of Lewis. Cross Inn is situated in Cross village which is part of the Galson Estate (commonly known as Ness) and has population of nearly 2,000. The community has a variety of cafes, a museum, a charity shop and laundrette, 2 post offices, 2 shops, a number of accommodation businesses including campsites. Stornoway is the main town on the island and is 35 miles from Cross. It has many amenities including excellent restaurants and shops, it has 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.

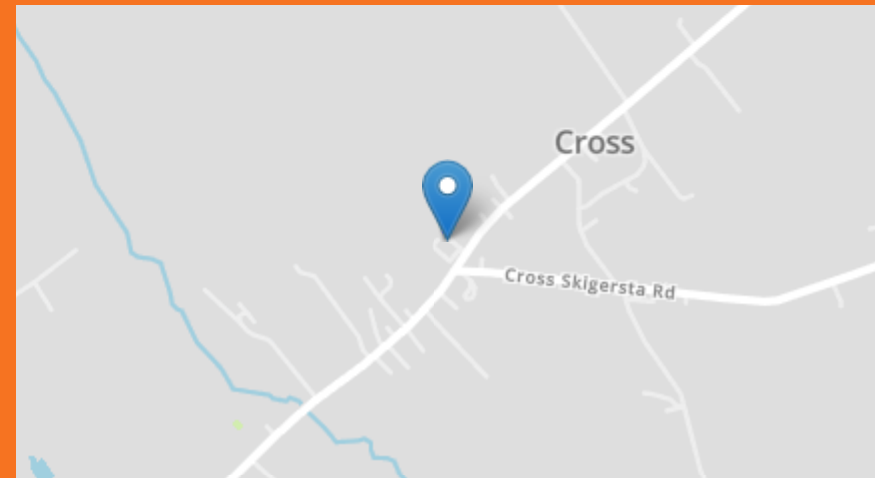
Travelling to the island is by air or sea with daily ferry services operating between the mainland and the surrounding islands. The airport which is located approx. 3 miles east of Stornoway town centre, offers daily flights to Inverness, Aberdeen, Glasgow, and Edinburgh airports.

Inverness airport is 121 miles away, it has regular flights to some European destinations as well as London, Birmingham, and Manchester. Glasgow provides a far greater schedule of domestic and international flights.





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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