

Drysdale & COMPANY

FOR SALE

MacDonald Arms Hotel
Main Street
Tobermory
Isle of Mull
PA75 6NT



Asking Price: Offers over £350,000

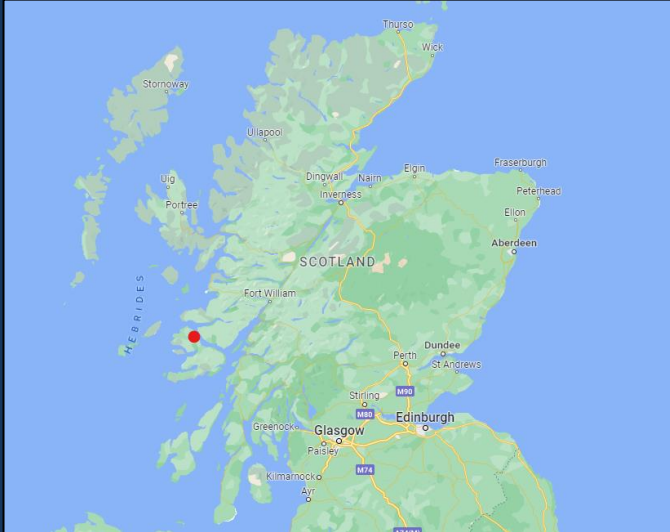
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Location

The MacDonald Arms Hotel is prominently situated on Main Street Tobermory, the principal town on the Isle of Mull which itself is set within the Inner Hebrides off the West Coast of Scotland. Mull is accessed via Oban to Craignure (46mins & most commonly used) or Lochaline to Fishnish (15mins) ferries - you can also fly your own plane into Glenforsa. Mull and particularly Tobermory offers much e.g. annual Yachting Regattas, Mull Highland Games, the famous Island Car Rally, Distillery Tours, organised Wildlife and Geological Tours, and Isle of Staffa Tours affording access to Fingal's Cave. Mull is a popular tourist destination with numerous tours provided to explore the coastline, beaches and wildlife on the west coast of Scotland.



Tobermory has its own distillery, established in 1798, with whisky and gin both being produced.

There are numerous retail units on Main Street as well as museum attractions and tour operators.

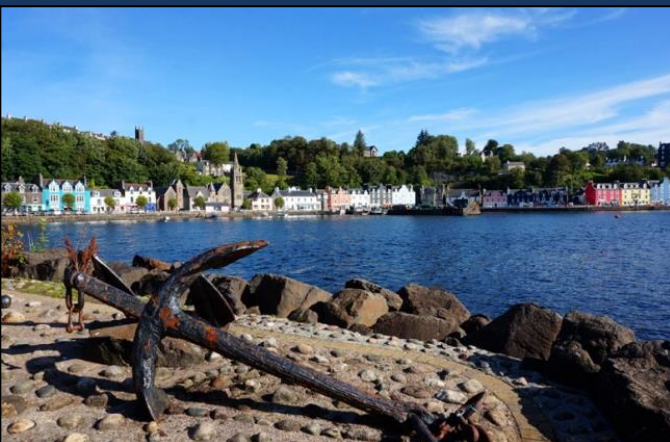
Description

The MacDonald Arms enjoys a prominent, central location on Tobermory Main Street and Drysdale & Company are delighted to have been entrusted with the opportunity to bring the property to market. The business is now closed and formerly operated as a pub with rooms. It would benefit from refurbishment and modernisation throughout.

The hotel's prominent position offers huge potential for re-development prior to being re-established within the town.

An operator could re-furbish and re-open the licensed accommodation at ground level or it could be converted to other retail or commercial use (STPP).

Owners/Managers accommodation is also provided along with former letting rooms over first and second floor levels

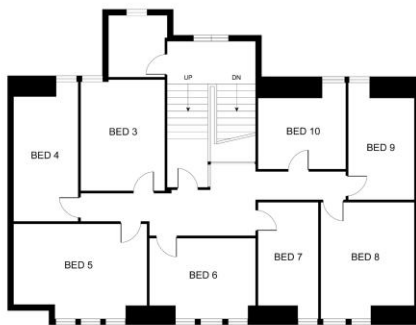




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Accommodation

Ground Floor

- Public Bar
- Lounge Bar
- Toilets
- Cellar
- Log Store
- General storage

First Floor

- 2 x letting bedrooms
- Residents lounge
- Kitchen
- Office
- Managers apartment (3 bedrooms)
- Access to rear raised garden
- Shared bathroom and showers for letting rooms

Second Floor

- 8 letting bedrooms (4 with harbour views)



Ground floor public space

The property benefits from dual front entrance doors, one leading to the former public bar and the other leading to the main ground floor reception hallway, which in turn provides access to the lounge bar area and also to the upper floor levels via a beautiful pitch pine staircase

The lounge area has a snug section to the rear and was historically popular with both locals and tourists visiting the town.

Extensive storage accommodation is provided at the rear of the ground floor level.

2 sets of ladies and gents toilets are provided, serving both the lounge and public bars.



First Floor

The first floor level includes a harbour facing residents lounge and former breakfast/dining room.

There is also a managers/staff apartment provided at first floor level to the rear of the property. This includes 3 bedrooms, an office and access to the pantry and kitchen.

Rateable Value

The Rateable value (April 2023) is £29,250.

Services

Mains Water and Electricity

Gas is LPG

EPC Rating - E



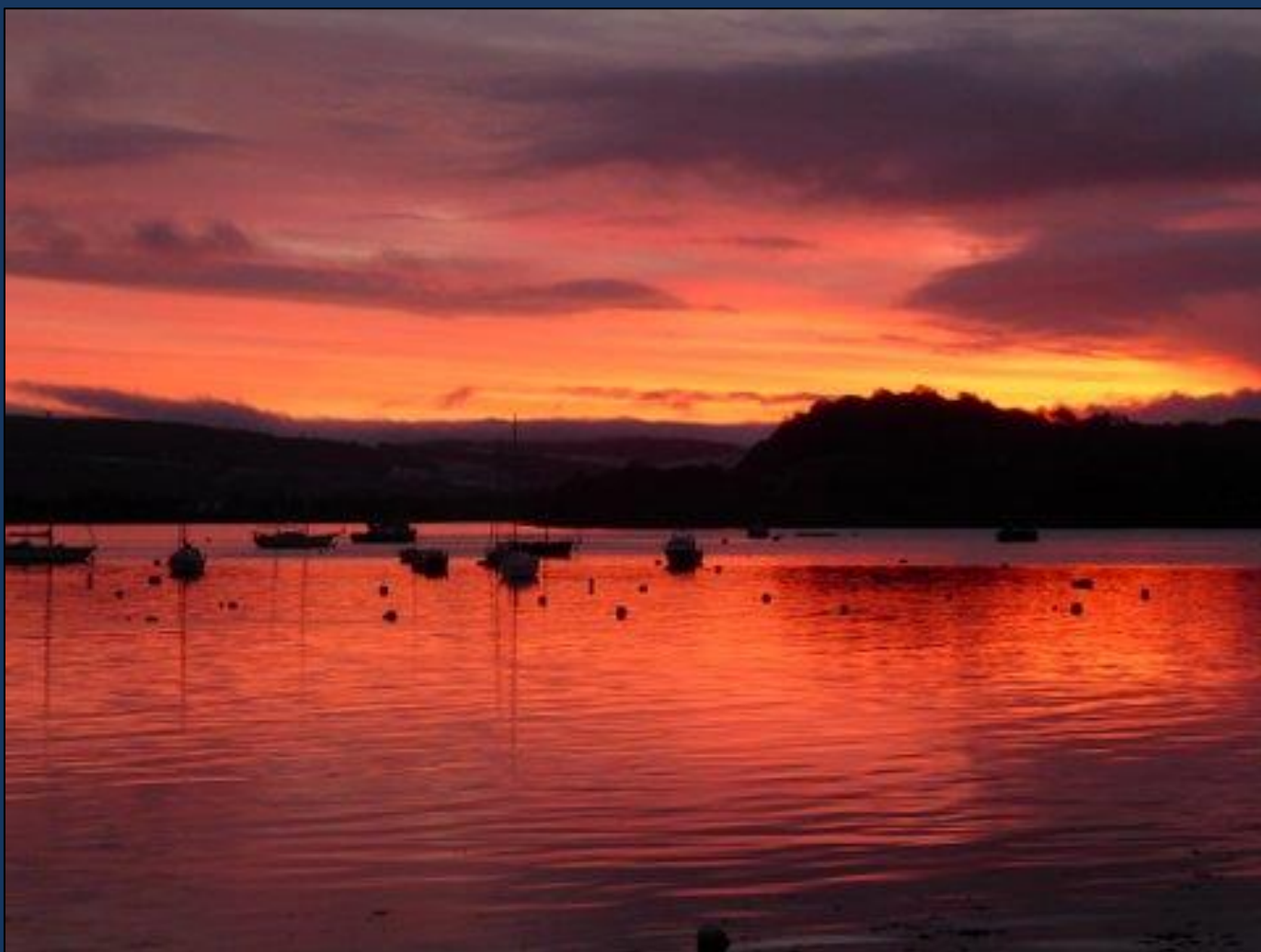


Development Opportunity

The property presents a unique opportunity to purchase a substantial mid-terraced building on the waterfront on Tobermory Main Street. The business has been closed since the start of the Covid 19 pandemic and is in need of upgrading and improvement works.

The owner has looked into developing the property to provide retail or commercial accommodation at ground floor and letting accommodation or serviced apartments at upper floor levels, subject to planning permission.

Plans have been drawn up for this proposed redevelopment and these can be provided on request.



All enquiries:

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IMPORTANT NOTICE
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: March 2023

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