

FOR SALE – THE UIG HOTEL, ISLE OF SKYE.



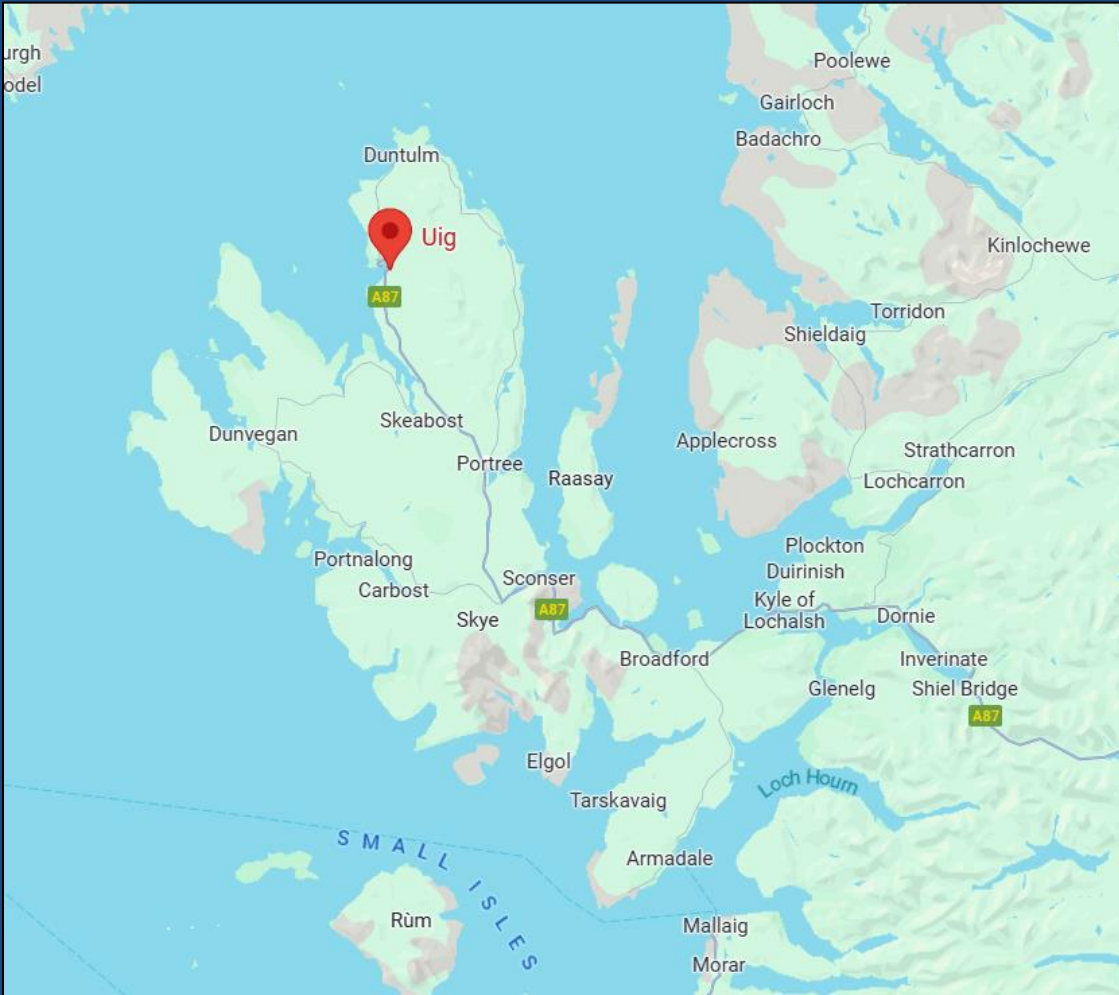
A unique opportunity to purchase an established family owned hotel overlooking Uig Bay on the Isle of Skye.

The Uig Hotel, Uig Isle of Skye IV51 7YE

Executive Summary

- A unique opportunity to acquire a superb hotel on the north western coast of the **ISLE OF SKYE**
- 19 ensuite letting bedrooms
- Detached Hotel building (11 bedrooms)
- Detached Lodge building (8 bedrooms)
- Lounge bar (34 covers) and restaurant (42 covers)
- Views over Uig Bay
- Circa 2.75 acre site
- Private car park
- Staff accommodation included
- **Hotel Guide Price £1,450,000**





Location

The Uig Hotel is situated on the north of the Isle of Skye off the west coast of Scotland. Skye can be accessed by car via the road bridge at Lochalsh with Uig Ferry Terminal providing regular services to the Isle of Harris and North Uist.

Skye is the largest of the islands within the Inner Hebrides and is probably the most popular island tourist destination in Scotland, with over 600,000 annual visitors. The island is famous among hillwalkers for its dramatic scenery and walks including the Cuillin Range which offers 12 Munros (mountains over 3000 feet). Outdoor enthusiasts can also enjoy less strenuous walks across the island with other popular spots including the Fairy Pools walk and the impressive Old Man of Storr rock formation.

Drive times:	Fort William	2 hours 45 minutes
	Inverness	2 hours 45 minutes
	Edinburgh	5 hours 30 mins
	Glasgow	5 hours



Description

The main hotel property is a traditionally constructed stone building set over two floors which has also been extended to the rear.

The central reception at ground floor level, which incorporates an office to the rear, provides access to all parts of the hotel. The ground floor includes the public space which includes a spacious lounge bar (34 covers) and dining room (42 covers).

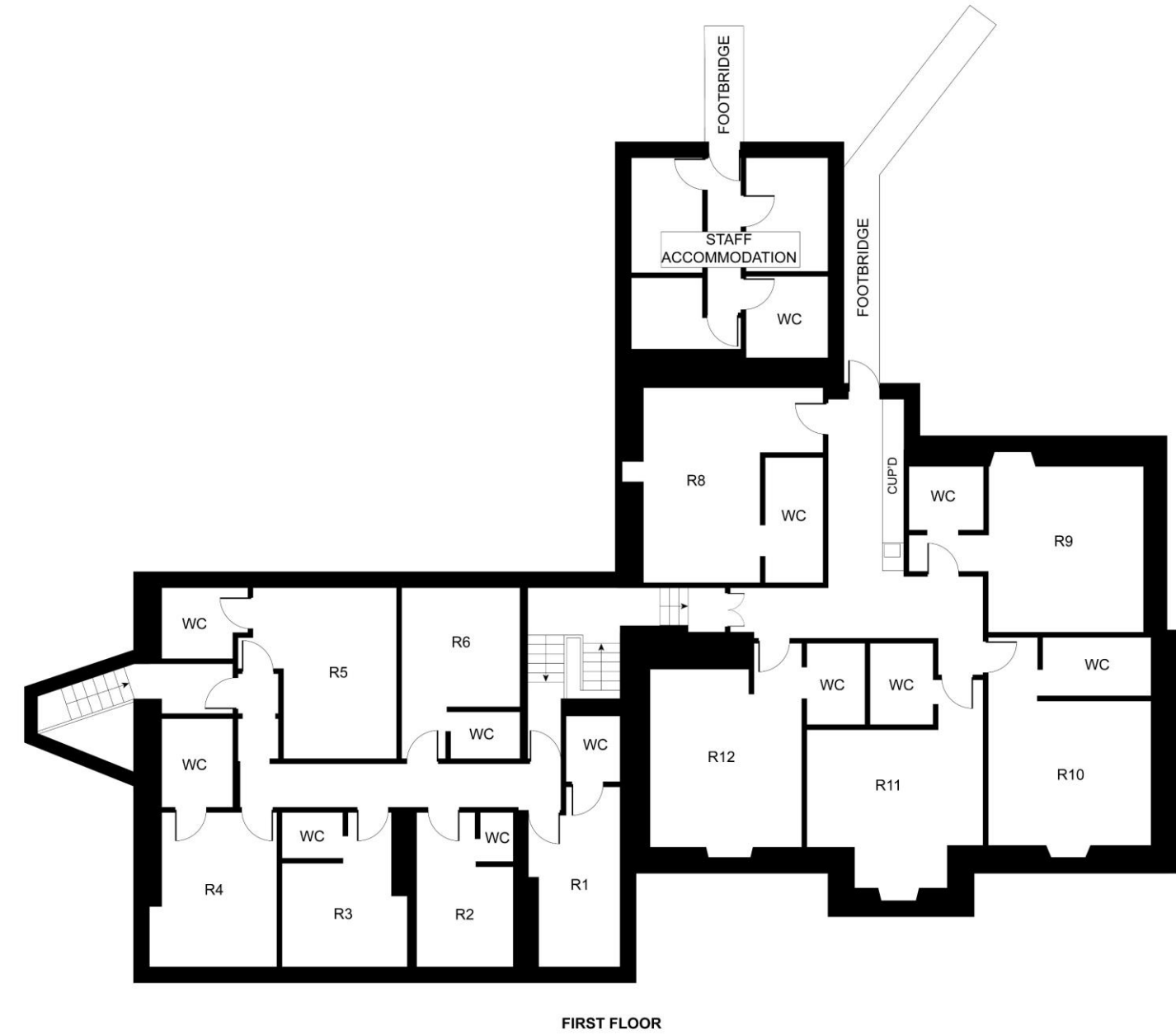
The commercial kitchen at ground floor has been fully re-fitted and upgraded to an excellent standard throughout and includes the usual dry stores and cold store.

A private car park is provided to the front and rear of the hotel and a beer garden with external seating is provided to the front elevation, with views over Uig Bay.

In 2015 the owners purchased the Lodge building to the rear of the site to increase the room capacity to 19 bedrooms.

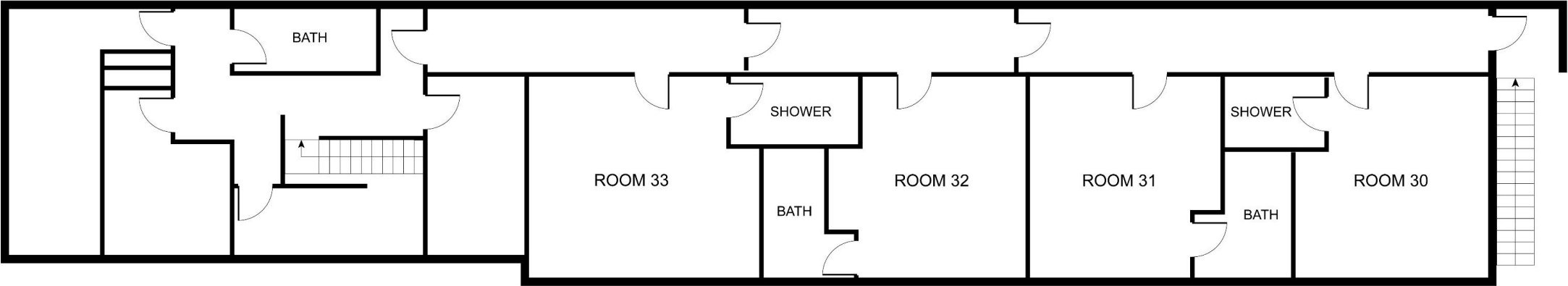


Floor Plans – The Uig Hotel

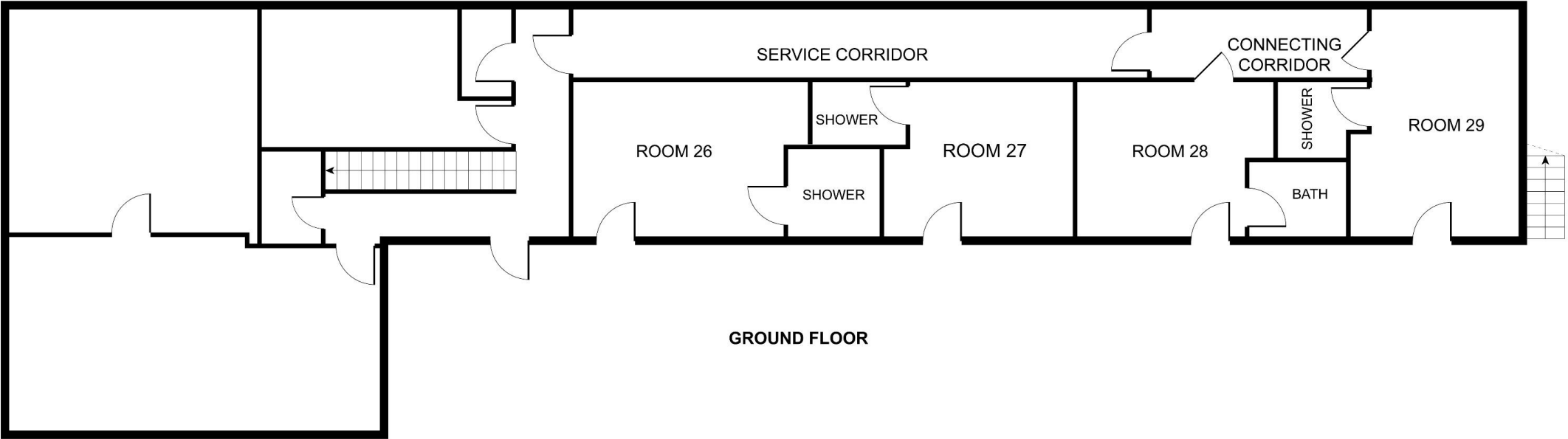


Floor Plans

The Lodge

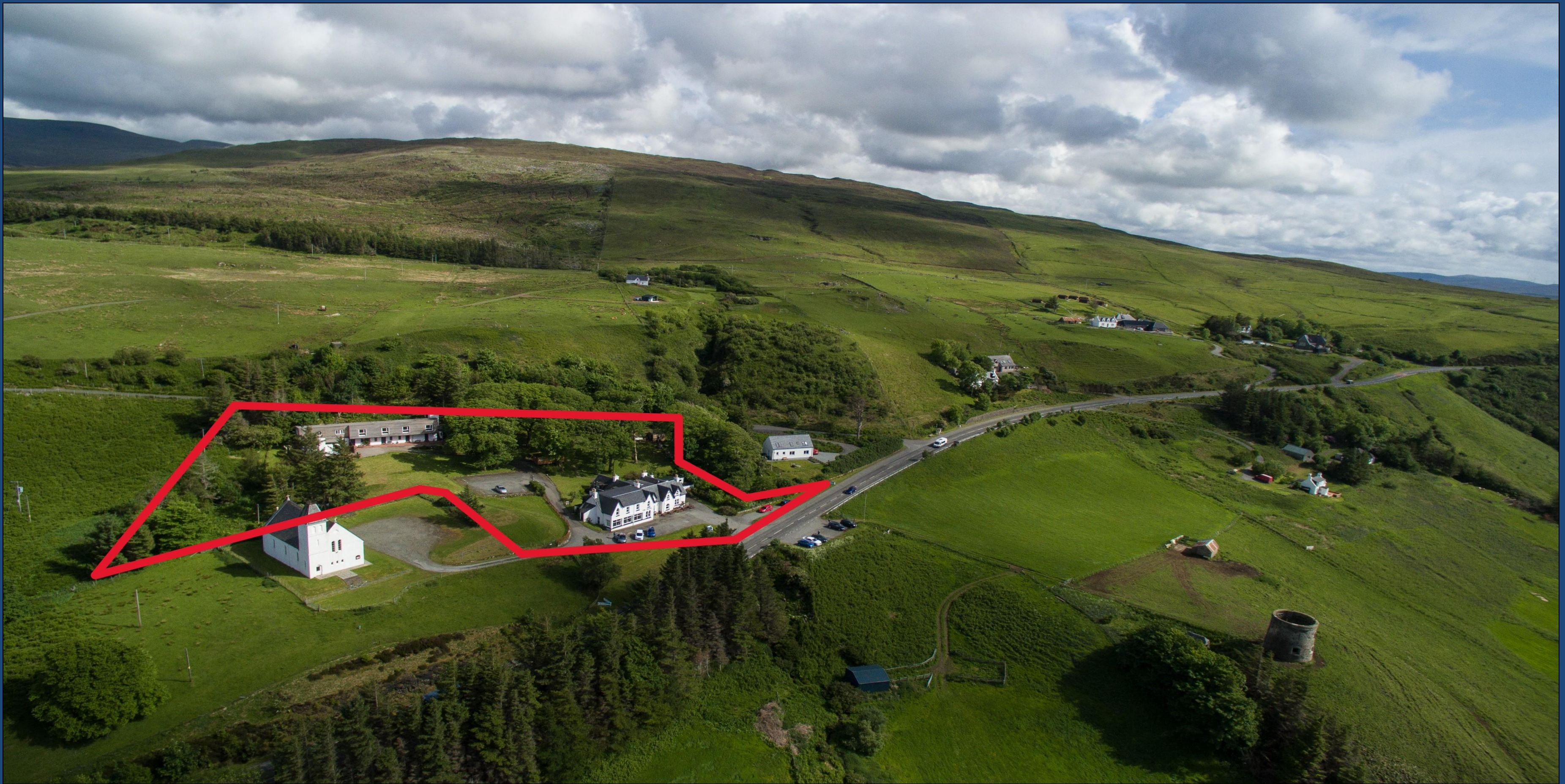


FIRST FLOOR



GROUND FLOOR





Letting Accommodation

The hotel includes a total of 19 ensuite rooms. 11 are contained within the main hotel building and a further 8 rooms are provided within the detached lodge building to the rear of the car park.

All of the rooms are fitted to an excellent standard throughout, and new soft furnishings were provided throughout the hotel in 2023.









Opportunity

The Uig Hotel presents an excellent opportunity for a purchaser to take on an established trading hotel in a popular tourist location.

Skye has long been high up on the list of “must see” places in Scotland due to its spectacular terrain and visitor attractions.

The hotel is situated to the north of the island and is the ideal base to explore the island.

The hotel benefits from a full compliment of staff and the purchase will include staff accommodation on site. Former owner’s accommodation within the rear Lodge building has been converted to provide 4 bedrooms for staff, and the hotel also includes a further 3 staff bedrooms.

There is an additional 3 bed house currently used by staff a short distance from the hotel and this may be available by separate negotiation.

The hotel is currently closed on Christmas Day and New Year so the owners can spend time with family, and the hotel is closed for the month of January and re-opens in the second week of February, so there is some potential to extend the trading year.



Price

Offers around £1.45m are sought for the Freehold property and business as a going concern. Trading figures will be made available to serious parties after a formal viewing is organized.

Finance

We are in regular contact with the specialists involved in the financing of business and property purchases in the UK and we would be happy to assist with introductions if required.

Viewing

Strictly by appointment only. No approach to be made to the property or members of staff.

Staffing

The venue is fully staffed, and current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

Rateable Value

The Rateable Value (From 1st April 2023) is £40,000.

EPC

Main Building - EPC Rating G.
EPC available on request.

Social Media



www.instagram.com/uighotelskye/



https://www.facebook.com/uighotel?locale=en_GB

WEBSITE

<https://www.uig-hotel-skye.com/>

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