

**REDUCED  
ASKING TERMS**



# FOR SALE (MAY LET)

## RESTAURANT OPPORTUNITY

60 Back Brae, Tobermory, Isle of Mull, PA75 6NU

Rarely available opportunity to purchase.

Former restaurant in the popular island destination of Tobermory.

Total net internal area of 140.79 sq.m. (1,515 sq.ft.).

Possible alternative use/conversion potential, subject to planning.

Qualifies for 100% rates relief under the Small Business Bonus Scheme.

Offers in the region of £195,000 are invited.

May Rent – Offers in the region of £18,000 per annum.

## LOCATION

The subjects are situated at the junction of Back Brae and Main Street towards the north end of Tobermory which is the main commercial centre for the Isle of Mull. The picturesque harbour town of Tobermory is renowned for its colourful painted buildings and it enjoys a high influx of tourists visitors all year round, but especially during the summer months.

Mull is within easy reach of Oban on the West Coast of Scotland which also enjoys tremendous tourist activity in peak summer. There are 3 ferry services to Mull all operated by Caledonian MacBrayne. The main ferry operates a regular service from Oban to Craignure, approximately 20 miles to the south of Tobermory. There is also a passenger car ferry service between Lochaline and Fishnish as well as a seasonal car and passenger ferry from Tobermory to Kilchoan.

The location of the property is shown on the attached plans.

## DESCRIPTION

The subjects comprise former restaurant premises constructed of stone and having a pitched and hipped slated roof.

Internally the property is situated over 3 floors with staff and storage areas on the ground floor, a waiting area and kitchen on the first floor with restaurant and bar on the first floor.

## FLOOR AREA

We calculate the property has the approximate undernoted net internal floor areas:-

Ground Floor	32.04 sq.m	(345 sq.ft)
First Floor	52.21 sq.m	(562 sq.ft)
Second Floor	56.64 sq.m	(608 sq.ft)
<b>Total</b>	<b>140.79 sq.m</b>	<b>(1,515 sq.ft)</b>

## RATES

The subjects are shown in the Valuation Roll with a Rateable Value of £11,200 and consequently will benefit from 100% rates relief from the Small Business Bonus Scheme, subject to applicant status.

## PLANNING

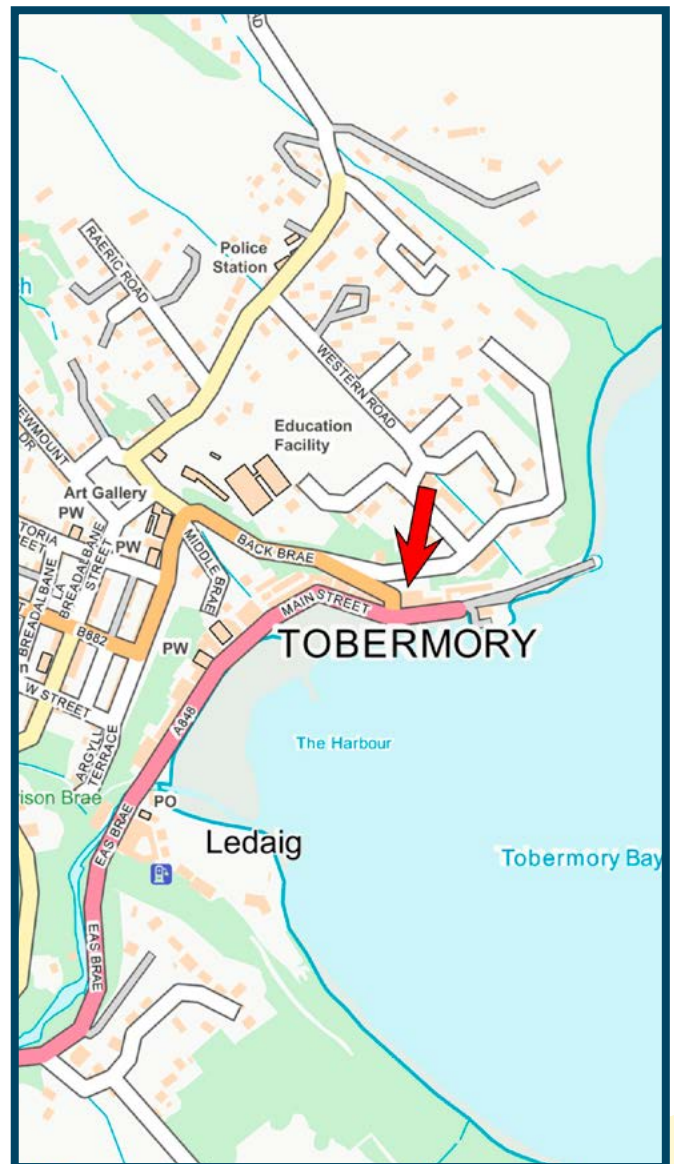
We consider that the property may lend itself to adaptation or conversion to B and B premises, a 4/5 bedroom flat or possibly the continued restaurant use allied to residential accommodation. Obviously the requisite Local Authority consents would be required and parties wishing to discuss these possibilities or any other alternative uses should contact Argyle & Bute Council, Planning Department – telephone **01546 605 518**

## PRICE

Our clients are seeking offers in the region of £195,000 for the sale of their heritable interest.

## RENT

Whilst our clients preference is to sell the property consideration may be given to a lease on full repairing and insuring terms for a minimum period of 3 years. Rental offers in the region of £18,000 per annum are invited.



## VAT

All prices are quoted exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

On completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in concluding any transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Graeme Todd

M: 07831 274 556

E: Graeme.Todd@dmhall.co.uk

## OR

Ross Craig

M: 07721 449 435

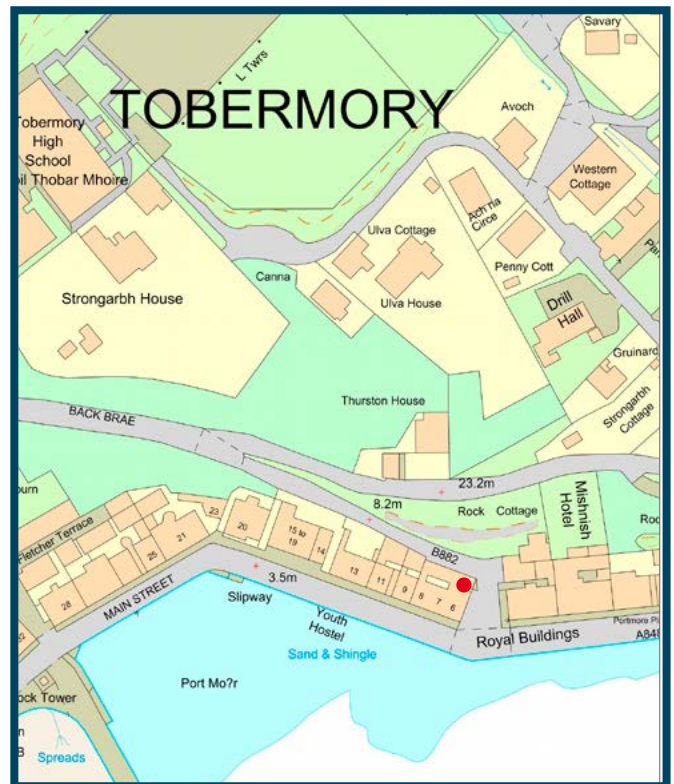
E: Ross.Craig@dmhall.co.uk

## DATE OF PUBLICATION

February 2022

## REFERENCE

WSA1720



## IMPORTANT NOTE

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