



JAC O BITE RESTAURANT

AULTACHRUINE, GLENSHIEL, KYLE, IV40 8HN


McEwan Fraser Legal
Solicitors & Estate Agents

THE LOCATION

Kyle is a gateway to the Isle of Skye and the wonderful North West Coast of Scotland. The area offers an excellent range of shops, catering establishments and facilities for visitors, and services for the local population. Kyle is renowned as a tourist destination and is widely recognised as one of the most attractive holiday venues in the UK.

Jac O Bite Restaurant sits on the shores of Loch Duich and enjoys stunning panoramic views throughout. The location is ideal for hill walking, wildlife watching, visiting castles or just getting away from it all to enjoy the majestic scenery. All of these activities attract a very healthy stream of tourists and passing trade.



Just 6 miles away from the property sits Eilean Donan Castle, which is open to the public from mid-March to mid-November and is highly photogenic at any time of year. The castle has historic connections with the Macraes and the Mackenzies of Kintail. Near the castle, you can take a stroll along the picturesque main street of the village of Dornie which offers a small licensed village shop and Post Office to purchase essentials.

The terrain around Dornie is surrounded by some of the most magnificent scenery found anywhere in the Highlands, there's little wonder that outdoor enthusiasts flock to this area from all over the world. The area around Dornie is a mecca for walking and hillwalking with the Five Sisters of Kintail and Glenshiel to the South, the Torridon Range in the North, and the Cuillin of Skye to the West.





From the property, you can easily take the scenic drive over Mam Ratagan and visit Pictish brochs (over 1500 years old) and the ruins of Bernera Barracks (built to deter the 1745 Jacobite Rebellion). At the end of the road, Glenelg has a small ferry operating to the Isle of Skye (Easter - October only). Alternatively, visit the island via the Skye Bridge (15 miles from our location).

For those with clan ancestors, the property is very close to the Macrae graveyard overlooking Loch Duich. Also nearby is the mountain which is historically featured on the clan Mackenzie crest with the motto 'Tullach Ard'. The area draws in both the outdoor enthusiast and the romantic explorer. Many visitors come to view the extraordinary wildlife, some to trace their ancestors. Most enjoy the beautiful natural scenery. An array of activities including sailing, water sports, coastal cruising and fishing are all available in the region. Field sports and mountain biking are other popular pursuits and swell the number in the area during the busy summer season driving strong hospitality trade for the area.

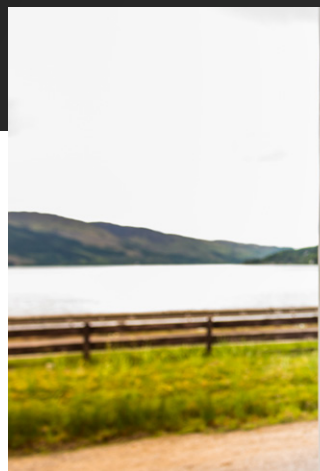


The premises is well established having traded for over 30 years and is surrounded by a variety of residential and commercial properties. The business enjoys high footfall and receives much passing trade due to its excellent location and expansive views over Loch Duich.

The property is mixed-use and comprises of a delightful open-plan bar and restaurant alongside spacious guest accommodation, all featuring magnificent Loch facing views. Travel through the entrance and you will find a charming dining area complete with free-standing wooden tables and chairs. Large windows also offer an abundance of natural light creating a spacious dining environment.







THE KITCHEN



Beyond the dining area is a fully fitted commercial kitchen, equipped and presented to an excellent standard. In addition, there is a separate washing up area, refrigerated and freezer storage room with units and plenty of food preparation space. The business also has a separate office, cellar and linen store alongside customer WC facilities throughout.



In addition, the property comprises of guest accommodation with two spacious rooms offering the potential to generate an additional income stream. Each room is tastefully decorated and comes complete with fully equipped kitchen, modern en-suite shower and relaxing lounge area where guests can take in the stunning panoramic views of the Loch and majestic mountains surrounding. Guest accommodation is located to the right of the restaurant with private entry for added privacy and are configured as follows:

Guest Room 1 - Double Bedroom, 1 Bathroom

Guest Room 2 - Twin Bedroom, 1 Bathroom





DOUBLE BEDROOM



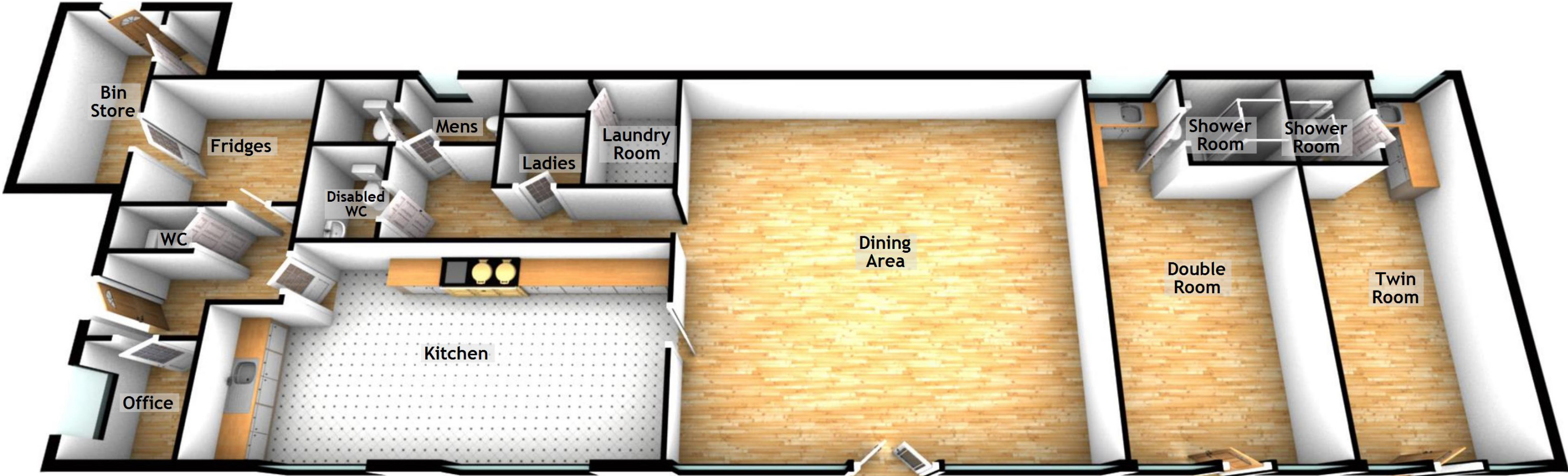
TWIN BEDROOM



OFFICE, TOILETS & LAUNDRY ROOM



FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Dining Area	7.60m (24'11") x 7.10m (23'4")
Kitchen	8.00m (26'3") x 3.80m (12'6")
Double Room	7.10m (23'4") x 3.70m (12'2")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Twin Room	7.10m (23'4") x 3.20m (10'6")
Shower Room	1.70m (5'7") x 1.50m (4'11")
Office	2.10m (6'11") x 1.90m (6'3")

Tenure - Freehold

Viewing is highly recommended to appreciate the tranquility and potential the premises has to offer. An untapped potential exists for the right buyer.

Extras (Included in the sale):
Will be discussed at formal offer.

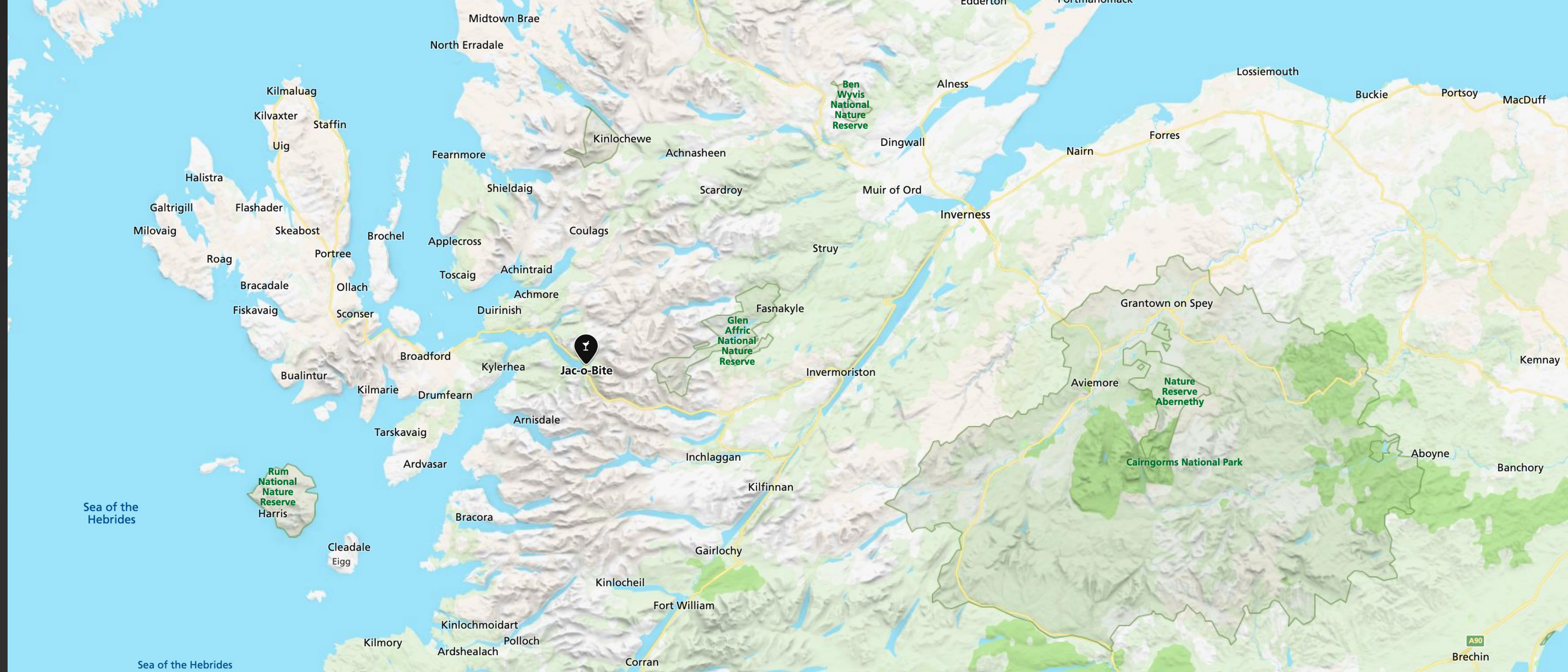


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