




McEwan Fraser Legal
Solicitors & Estate Agents

Atholl Filling Station

MAIN ROAD, DUNVEGAN, ISLE OF SKYE, INVERNESS-SHIRE, IV55 8WA

The location

The property occupies an enviable main road location, the front of the property has good access to the main street and has ample parking for café guests. Dunvegan is well known for its stunning views over the loch, mountains and surrounding countryside. It has a welcoming community and has nursery and primary schooling locally, with both English and Gaelic education. A mile north of Dunvegan lies the woodland surrounding Dunvegan Castle, the home of Clan MacLeod and one of Skye's largest tourist attractions. Other attractions in the North-West of Skye include Neist Point, the Fairy Bridge and the remains of Trumpan churchyard.

The village of Dunvegan sits on the shores of Loch Dunvegan in the north-west of Skye and has many famous attractions including the Castle, MacLeod Maidens and MacLeod Tables on the south side of the loch. The Giant MacAskill Museum, which celebrates the life of Angus Mòr MacAskill was established here in 1989. There are lovely woodland walks in the area and the nearby Coral Beaches are one of Skye's hidden gems. These numerous beauty spots and well-known attractions generate excellent footfall throughout the year from both tourists and the ever-expanding local community.

Portree provides secondary education which is approximately 23 miles to the east.





NEIST POINT LIGHTHOUSE



DUNVEGAN CASTLE



The business

Atholl Service Station and Waterside Café is an extremely busy business which has been run by the current proprietors since 2004. The business benefits from an excellent location within the village and is the only fuel station for 20 miles, the business underwent a full refurbishment and comes fully equipped and presented in walk-in condition. Although the business is trading extremely successfully, there is still an opportunity to expand the business. The business is being sold due to the current vendors wish to retire.

CAFÉ/BISTRO:

The Waterside café/bistro operates six days per week, opening from 10:00 - 21:00 in the summer months and 10:00 - 17:00 in the winter. The café proves popular with tourists and locals alike, offering an extensive selection of breakfast fare, light lunches and hot meals. The café further benefits from an alcohol licence, accommodating up to 30 covers inside. To the rear of the bistro, you will find a well-presented decking seating area. The outside seating area is well furnished with modern furniture and can seat up to 24 persons.

FUEL STATION AND GENERAL STORE:

Trades from 08:00hrs - 20:00hrs seven days a week, all year round. The fuel station has fuel sales in excess of 700,000 litres per annum, and is a central and important resource for the local community, being the only fuel station in the area. The shop offers a good selection of general groceries, newspapers, magazines, chilled produce, confectionery, cigarettes, beers, wines and spirits. The shop also offers car consumables' and various other seasonal inventory, such as beach toys in summer and scarves, hats and gloves in winter.

Located to the rear of the forecourt the business further benefits from a small garden centre. The garden centre offers a good selection of potted plants and shrubbery along with compost and some garden ornaments.

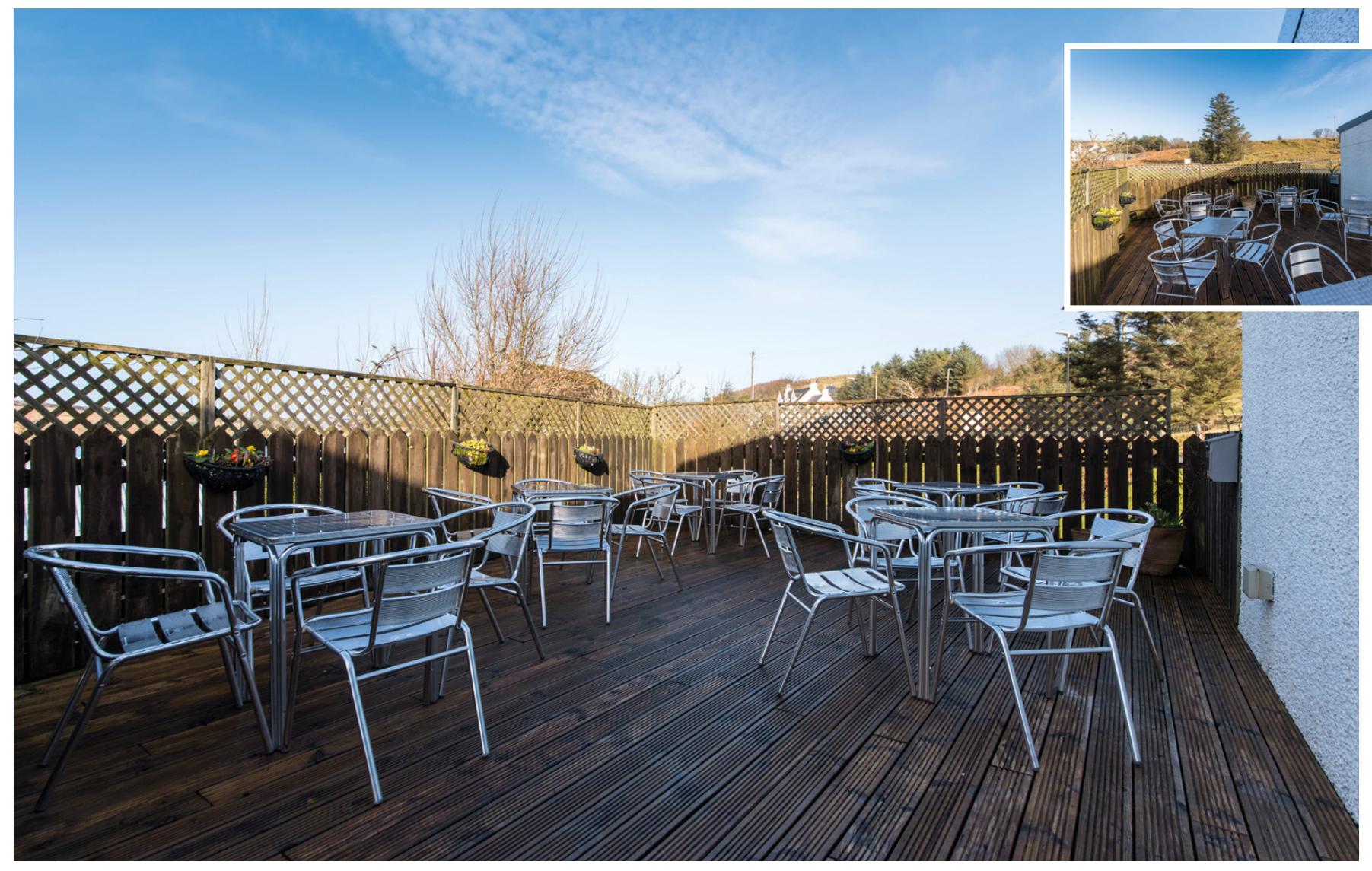
BUILDING INTERNAL:

The property is a detached property which is split into three areas. The forecourt has three fuel pumps under a traditional garage canopy. The shop is accessed by a double glazed single UPVC door directly off the forecourt. On entering the shop the service counter is located to the right. The shop is well presented and has wall mounted display shelving along with a central island display shelf unit. Staff access to the café is from behind the counter. To the rear of the forecourt is the garden centre. The garden centre has several timber display shelf units. The garden centre is secured by double wrought iron gates and fencing. The Waterside Café is located to the right of the forecourt and is entered via a double glazed single door. The café is well presented and furnished with wooden tables and chairs. The café benefits from a commercial kitchen with ample work space and comes fully equipped.

Service includes bottled gas. Mains drainage. Accounts and full trading figures will be made available after a formal viewing has taken place. Current stock will be additional at valuation. An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to the lease, this will be available to all parties wishing to offer. Viewings are by appointment only.



View from Garden Centre



Loch Dunvegan

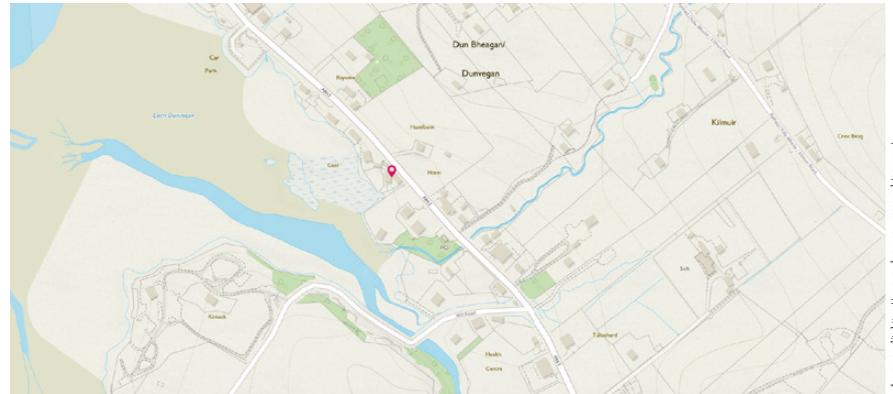


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