

DAVIES BRAE

# THE STEAM INN

MALLAIG, PH41 4PU



**McEwan Fraser Legal**  
Solicitors & Estate Agents



# THE LOCATION

Mallaig, a thriving tourist destination, stands proudly at the end of the famed Road to the Isles. Here, you'll discover a bustling hub with the main ferry services to Skye, Eigg, Muck, Rum, and Canna originating from its picturesque shores.

The harbour, steeped in history, is not only a working port for the local fishing industry but also a welcoming marina for leisure sailors year-round. Mallaig's well-established local community caters to the high influx of visitors, offering an array of restaurants, cafés, supermarkets, and charming family-run artisan shops, along with banking facilities.

Families seeking quality education will find both primary and secondary schools within easy reach. Mallaig's railway station serves as the terminus for the famous West Highland Line, with the renowned Jacobite Steam Train service, celebrated in the Harry Potter series, being the star attraction.

Situated just an hour's drive north-west of Fort William, Mallaig enjoys excellent transport links to Glasgow and Inverness via bus and rail. Moreover, its accessibility from the Isle of Skye makes it a prime stopover for explorers, whether arriving from the mainland or other nearby isles. Mallaig truly serves as the gateway to the stunning Highlands and Isles, a place where adventure and beauty meet at every turn









MALLAIG

# THE STEAM INN

EAT, DRINK, STAY

An Exceptional Investment Opportunity in the Heart of the Highlands. Discover the allure of The Steam Inn Public House, an iconic Highland gem offering a unique blend of tradition, hospitality, and modern comfort. Situated in the vibrant village of Mallaig, this establishment boasts a rich history, a welcoming atmosphere, and a myriad of features that make it a remarkable business. With an extensive range of facilities and a high level of repeat visitors,

At The Steam Inn, you'll find more than just a pub. This establishment is renowned for its freshly prepared local fare, expertly crafted by a dedicated professional team. The menu is a gastronomic journey, featuring fresh local seafood, beloved pub classics, and lighter lunch options. The well-stocked bar offers an extensive range of beers, spirits, wines, and the signature "Steam Inn" craft ale. It's a true celebration of Scottish flavours.

The Steam Inn is not just a dining destination; it also provides 5 comfortable letting rooms for guests. In addition to this, it features its very own generous owner's apartment and brand-new staff accommodation, making it a comprehensive package for aspiring innkeepers and their guests.







The Steam Inn effortlessly combines traditional charm with contemporary amenities. The welcoming ambience is a testament to the property's heritage, enhanced by a range of modern facilities. A cosy lounge bar with a roaring log fire and an intimate restaurant with another open fireplace create inviting spaces for guests. The spacious lounge bar, designed in a sports bar style, broadcasts live football and more via Sky Sports and other services, making it the perfect spot to enjoy a meal while watching the big game. The hotel element of The Steam Inn includes five comfortable en-suite letting bedrooms, ensuring a comfortable stay for guests.

#### KEY FEATURES:

\*Attractive and Traditional Highland Inn: A property that exudes the charm of the West Coast Highlands.

\*Prominent Central Location: Situated in the heart of Mallaig, offering exceptional visibility.

\*Year-Round Trade: A bustling tourist season ensures consistent income throughout the year.

\*Accommodation Options: Five comfortable en-suite letting bedrooms, a generous owner's apartment, and new staff accommodation.

\*Charming Public Spaces: A welcoming lounge bar, a separate restaurant, and a 20-table beer garden.

\*Modern Amenities: Mains electricity, water, drainage, Wi-Fi, and compliance with fire and environmental health regulations.







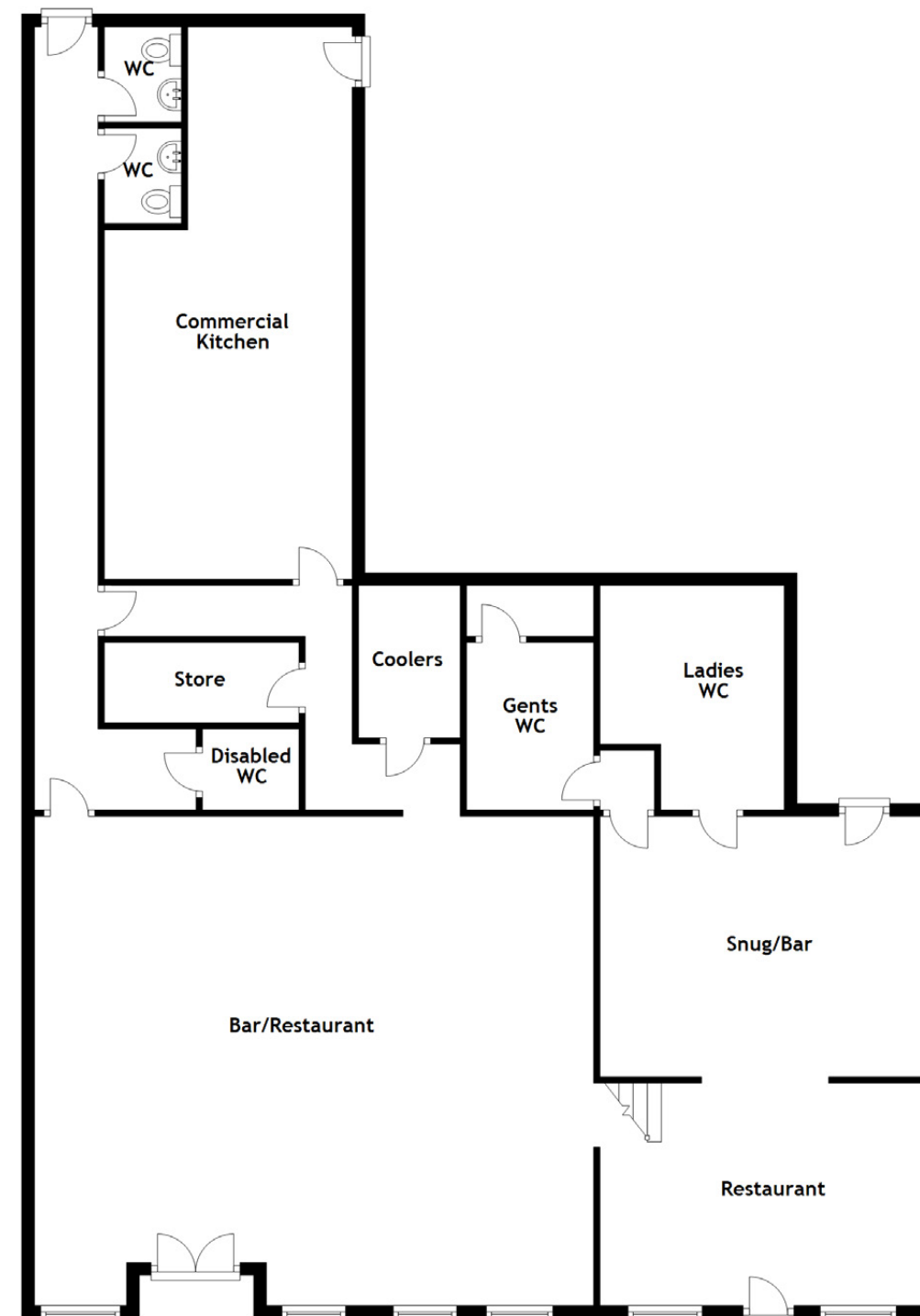
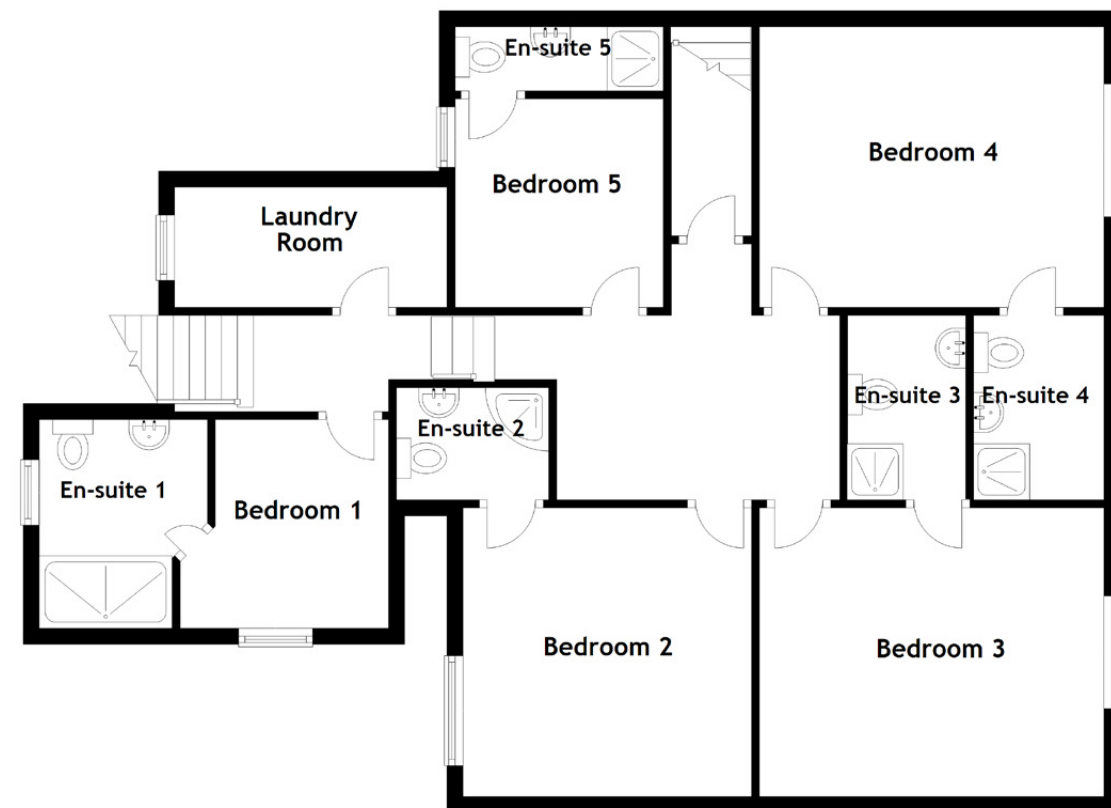
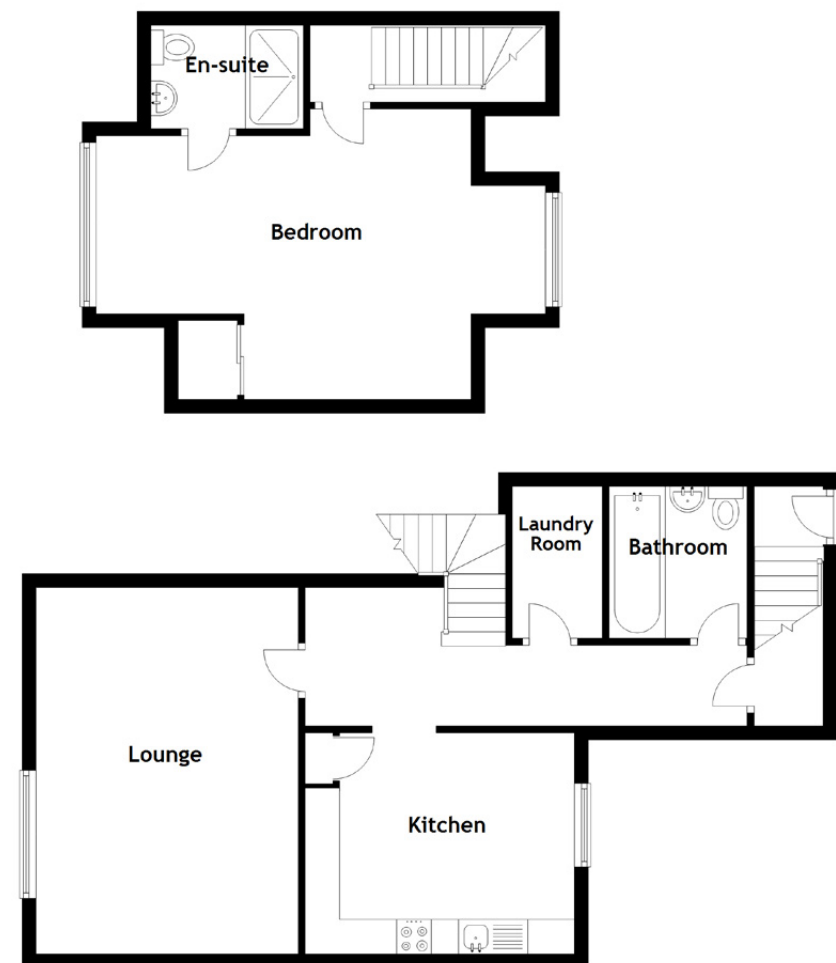




MALLAIG

# THE STEAM INN

RESTAURANT



Approximate Dimensions  
(Taken from the widest point)

Bar/Restaurant	8.80m (28'10") x 7.70m (25'3")
Snug/Bar	5.20m (17'1") x 4.20m (13'9")
Restaurant	5.20m (17'1") x 3.60m (11'10")
Commercial Kitchen	8.70m (28'7") x 3.90m (12'10")
Ladies WC	3.90m (12'10") x 2.90m (9'6")
Gents WC	2.50m (8'2") x 2.00m (6'7")

Owners Apartment:

Lounge	5.30m (17'5") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Bedroom	6.50m (21'4") x 4.20m (13'9")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	2.60m (8'6") x 2.00m (6'7")

The Rooms:

Bedroom 1	2.60m (8'6") x 2.60m (8'6")
En-suite 1	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
En-suite 2	1.90m (6'3") x 1.40m (4'7")
Bedroom 3	4.30m (14'1") x 3.60m (11'10")
En-suite 3	2.30m (7'7") x 1.40m (4'7")
Bedroom 4	4.30m (14'1") x 3.60m (11'10")
En-suite 4	2.30m (7'7") x 1.70m (5'7")
Bedroom 5	2.60m (8'6") x 2.60m (8'6")
En-suite 5	2.60m (8'6") x 0.80m (2'7")





The 20-table beer garden at the rear of the property is a summer sanctuary, ideal for a meal or a refreshing drink. It offers tranquillity amidst the bustling tourist village, providing a unique sense of relaxation.

With a high level of repeat visitors and income generated from food, beverages, and accommodations, it's easy to see why the Steam Inn is a smart investment. The property caters to both locals and tourists, offering a range of dining options from bar meals to formal restaurant experiences. Its effective marketing strategies, including a dedicated website, have earned it an excellent reputation with online recommendations.

The business holds a license under the Licensing Scotland Act 2005, ensuring compliance and a seamless transition for the new owner.

Don't miss your chance to own a piece of Highland history. The Steam Inn is an exceptional opportunity for experienced or motivated operators to add their unique flair and energy to this thriving business, taking it to new heights of profitability.









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