

THE STEAM INN

Mallaig, PH41 4PU



THE LOCATION

The Steam Inn is well positioned in the village to take advantage of local and visiting trade throughout the year.

Mallaig is a thriving tourist destination, situated at the end of the famous Road to the Isles with the main ferry services to Skye, Eigg, Muck, Rum and Canna based here. The picturesque harbour is still used as a commercial port for the local fishing industry, yet the marina also provides a hub for many leisure sailors throughout the year.

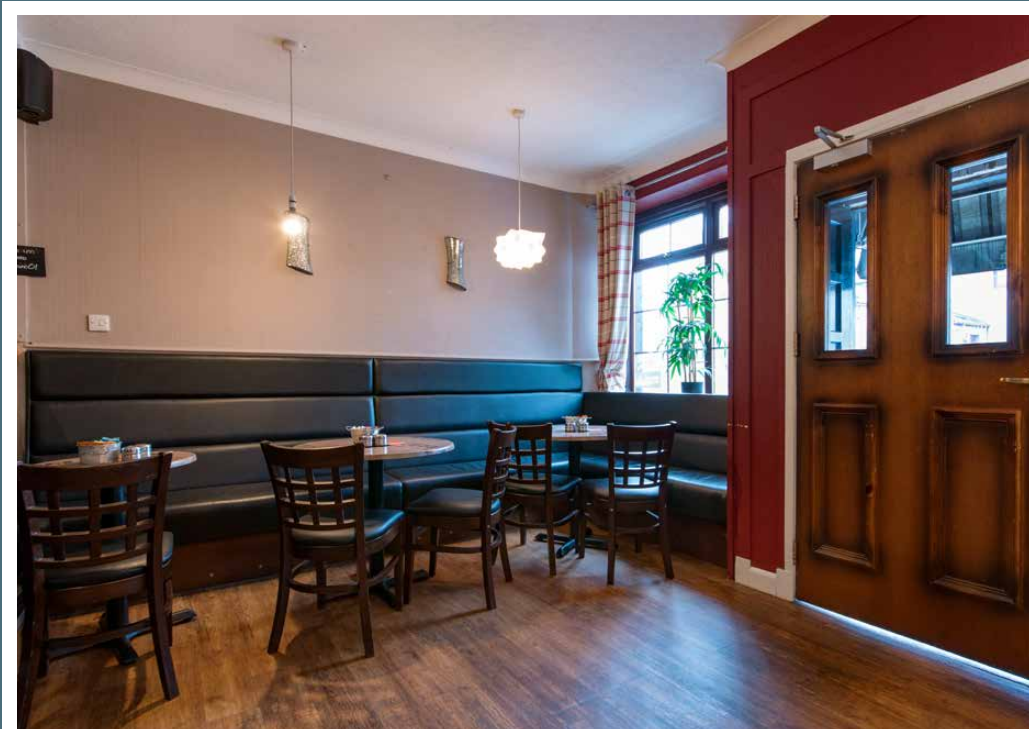
The local community is well-established to serve this high footfall of visitors, with several restaurants, cafés, supermarkets and family-run artisan shops as well as banking facilities. Mallaig has both primary and secondary school education in the locality. Its railway station is the terminus for the West Highland Line and the main destination for the Jacobite Steam Train service made famous by the Harry Potter series.

Mallaig is approximately an hours drive south-west of Fort William, which provides excellent transport links to Glasgow and Inverness via bus and rail. It is also easily accessible from the Isle of Skye, making it an excellent stopover from either the mainland or the other isles whilst visitors are exploring the area.





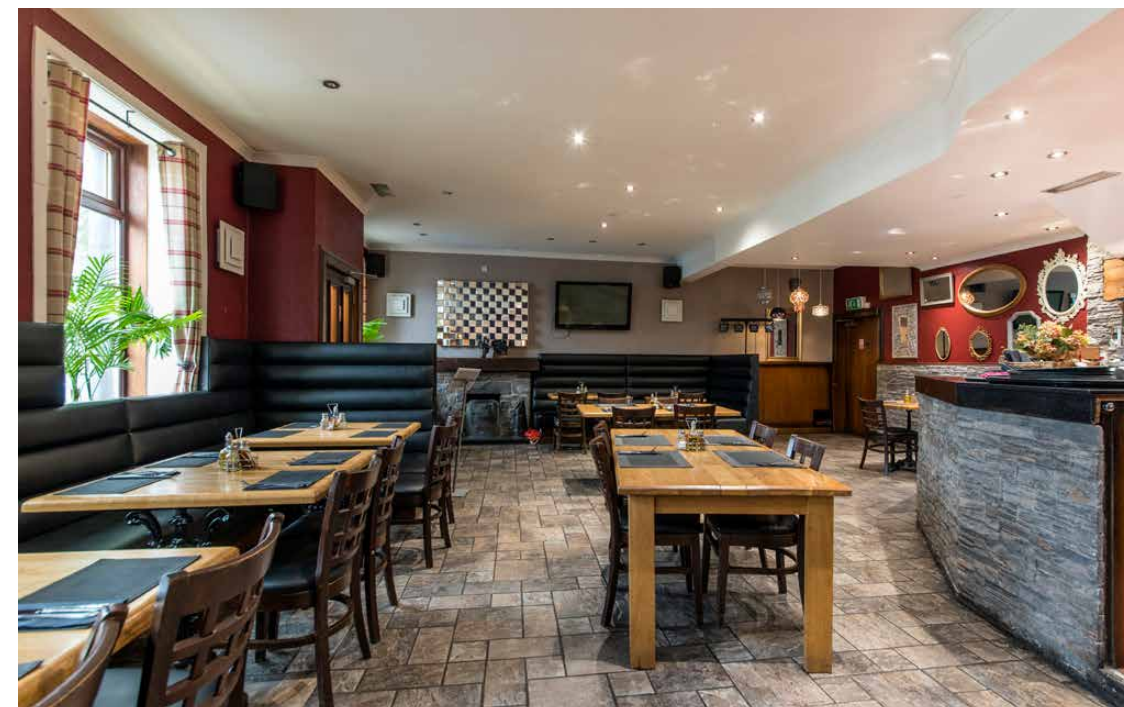
THE STEAM INN



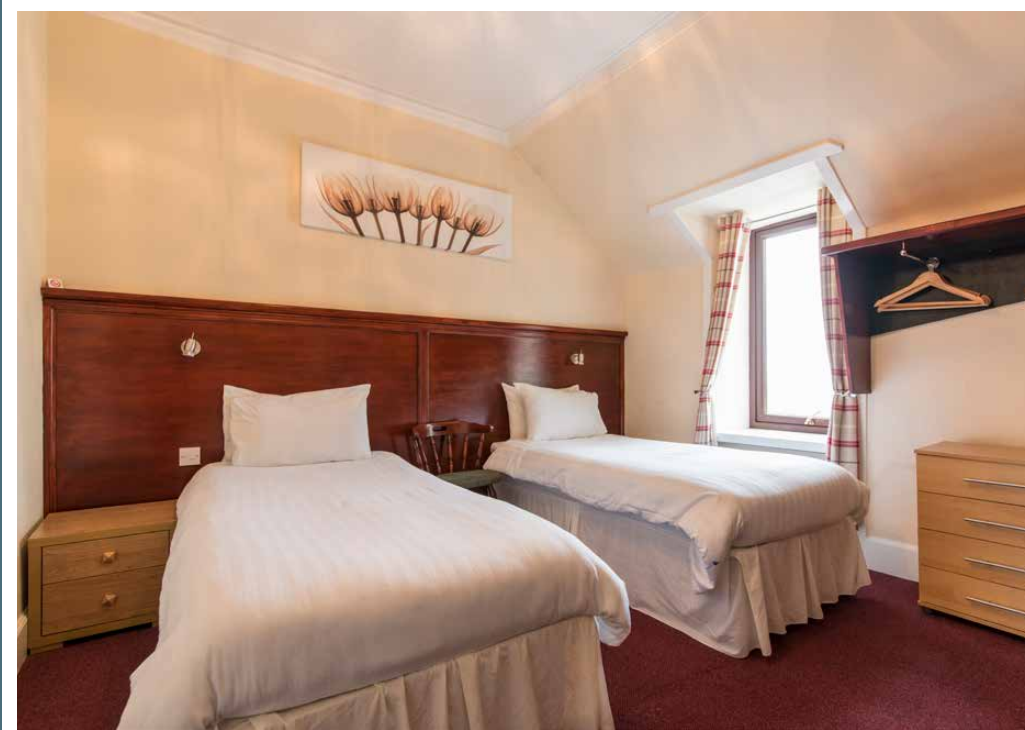
The Steam Inn offers freshly prepared local fare from a dedicated professional team, a large range of beers, spirits, wines and hand-pulled "Steam Inn" craft ale. The business also provides comfortable letting rooms and benefits from its own generous owner's apartment and new staff accommodation.

There is an extensive menu, consisting of fresh local seafood and pub favourites, as well as lighter options for lunch. The 20 table beer garden to the rear is a favourite spot in the Summer months for a bite to eat or a cool refreshment and offers a place of peace and relaxation in this bustling tourist village.

The traditional welcoming atmosphere offered today is reflective of this wonderful property and its setting yet is further enhanced by a smart range of modern day facilities. The business has a cosy lounge bar with roaring log fire and the restaurant sets an intimate ambience with another open fireplace. The spacious lounge bar with its fishing theme offers an informal dining option. The hotel has five most comfortable en-suite letting bedrooms.



THE ROOMS



KEY FEATURES:

- Attractive and traditional west coast Highland Inn set.
- Substantial property in a prominent centre location.
- All year trade with exceptionally busy tourist season.
- Eight comfortable en-suite letting bedrooms.
- Owners generous three bedroom apartment.
- Charming public lounge bar with a separate restaurant.
- Beer garden with 20 tables.
- New separate staff accommodation, competition due for November 2018.

TRADE:

This successful and sustainable business opportunity benefits from a high level of repeat visitors each year. In 2016/17 turnover was at over £700,000 generating a healthy profit making this an excellent investment opportunity. Income is generated from food and beverage sales and accommodation. The income is generated throughout the year with the busiest period during the tourist season. Offering an easy-to-operate lifestyle business

the Steam Inn would ideally suit experienced or highly motivated operators who could bring their individual flair and energy to drive the business to further profitability.

Restaurant trade and wet sales are generated by a combination of locals, tourist visitors and guests. The bar and restaurant serve bar meals and snacks throughout the day from 11 am. A more formal dining experience is taken in the restaurant. The business utilises a wide range of marketing options which helps maximise occupancy levels including its own website. The business has an excellent reputation which is reflected in online recommendations.

LICENCE:

The business operates a license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post-viewing.

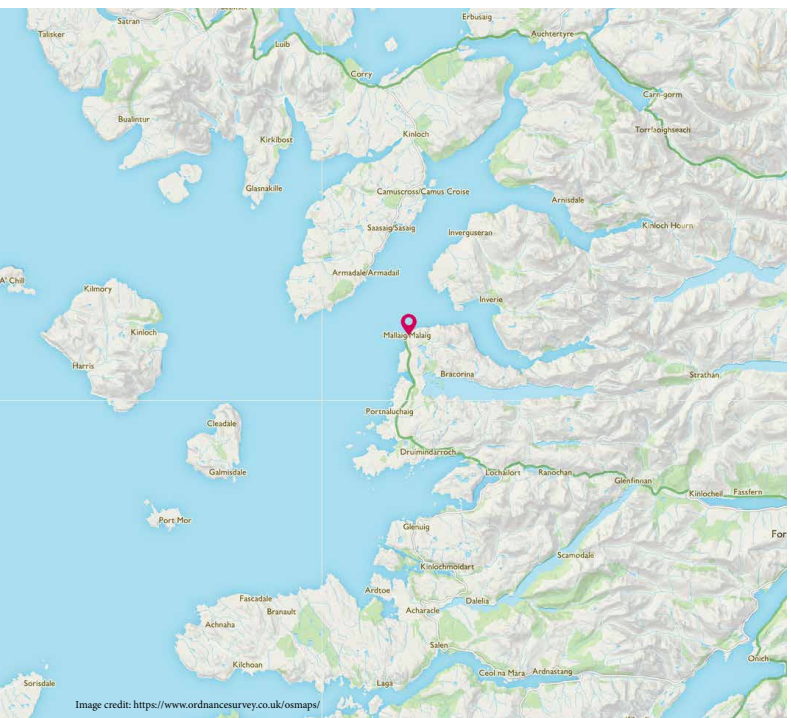
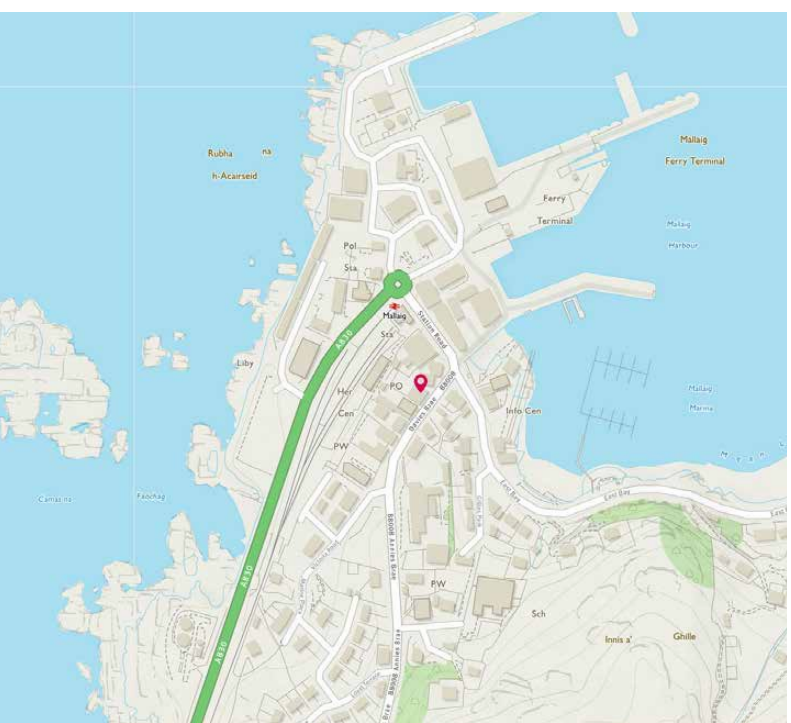
SERVICES:

The hotel benefits from mains electricity, water and drainage. The hotel benefits from Wi-Fi. The business is fire and environmental health compliant.

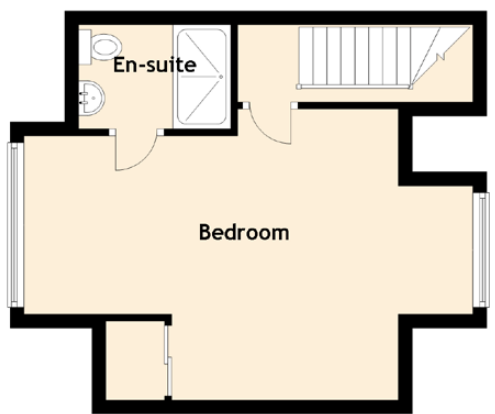
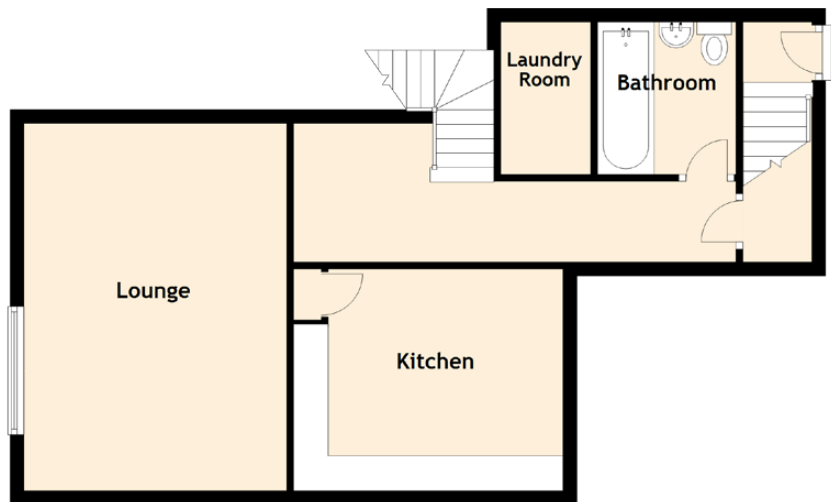


OWNERS APARTMENT



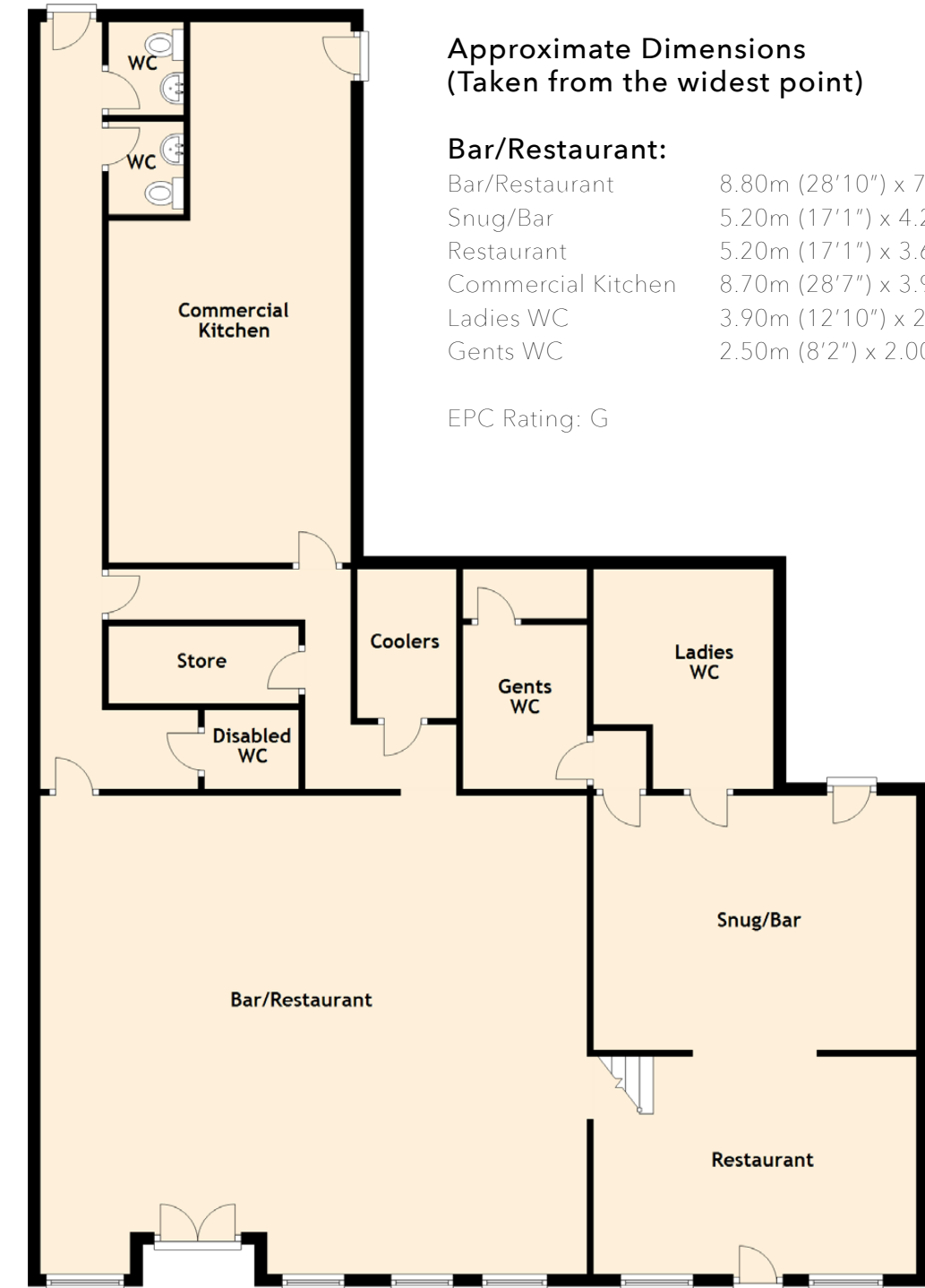


FLOOR PLANS & LOCATION



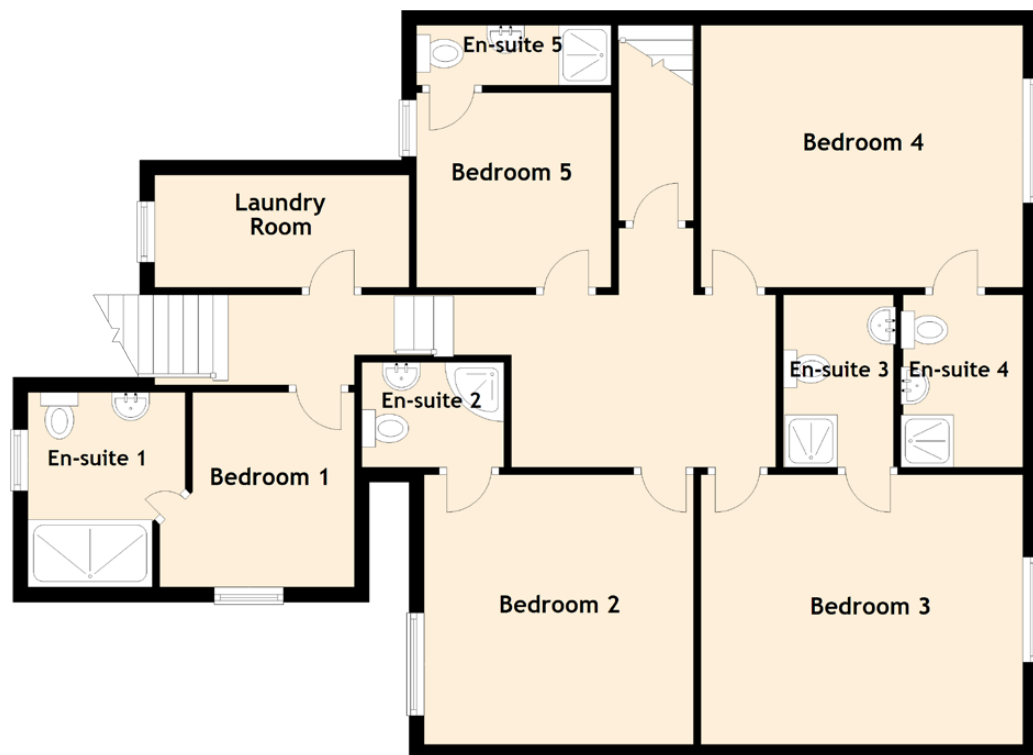
Owners Apartment:	
Lounge	5.30m (17'5") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Bedroom	6.50m (21'4") x 4.20m (13'9")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	2.60m (8'6") x 2.00m (6'7")

The Rooms:	
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")
En-suite 5	2.60m (8'6") x 0.80m (2'7")
Bedroom 5	2.60m (8'6") x 2.60m (8'6")



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")

EPC Rating: G



Extras (Included in the sale):
The contents, fixtures and fittings to run the business are included in the sale, these items can be inspected and confirmed on viewing, the owners will provide a detailed list to interested parties on request. Accounts will only be provided to interested parties via their solicitor or accountant. <https://www.steaminnmallaig.co.uk/menu-food-restaurant>



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Text and description
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Professional photography
SCOTT MARSHALL
 Photographer



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