



Commercial

Hotels  
Guesthouses  
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Retail

## The Inn Between, North Shawbost, Isle of Lewis, Western Isles

An excellent modern Scottish Island Inn with 4 first-rate letting rooms providing an income and lifestyle self-employment opportunity

Stunning views and set amidst the unspoilt beauty of the Western Isles close to sandy beaches

A growing reputation with rising sales and good profit conversion rates from a seasonally adjusted operating plan

Potential to increase the number of letting rooms/bunkhouse accommodation subject to consent

Superb owner's accommodation; 2 double bedrooms, bathroom, lounge and kitchen diner



The sale of The Inn Between offers a rare opportunity to acquire a modern business operation with trade development potential on a beautiful island location set with idyllic scenery.

**Offers Over £295,000  
(Freehold)**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
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## DESCRIPTION

The Inn Between is a highly attractive and deceptively large property originating from the early 1900s and which has been sympathetically developed and modernised now bringing an outstanding business opportunity on to the market. The business is located equidistant from the nearby villages of Bragar and Shawbost (hence its name), which have a collective population of in excess of 1000 inhabitants. The business has a sound trading location close to a number of key visitor attractions and on the main A858. The property has commanding views over Ben Bragar, the surrounding countryside and is within walking distance to sandy beaches.

This contemporary Inn with its outstanding fixtures and fittings extends a warm welcome to both locals and visitors to the island alike; reflecting on the imagination and vision of the proprietors. The quality of the customer service is supported by the excellent range of modern facilities which have been totally upgraded creating an ambience and level of comfort within the thriving business that exists today. The cafe bar provides a relaxed environment which is popular for those taking lunches and afternoon teas but is also utilised for dinners in the evening. The restaurant is ideally suited to busy evening meal service or for use as a flexible venue for functions. The 4 letting bedrooms enjoy stylish en-suite facilities and digital televisions, mostly enjoying lovely views.

With the opening of the Skye Bridge it has



never been easier to reach the beauty found in the Western Isles and the ferry journey from Uig to Tarbet is one such method of finding ones way to Lewis. Also Caledonian MacBrayne operates a most efficient daily ferry service from Ullapool to Stornoway and there is the option of a flying directly from all major Scottish Airports to nearby Stornoway; residents on the Isle receive a 40% discounted price for such flights.

The Isle of Lewis enjoys a busy tourist season and is the largest of the Outer Hebridean Islands and is also the most populated with around 29,000 inhabitants. The thriving harbour town of Stornoway is the main entry point on to the Island and has many attractions including pubs, restaurants and shops; it is located 16 miles from the Inn Between. Stornoway is the main administrative centre for the Isle and connecting ferry port with Ullapool, which is itself about 56 miles from Inverness. Lewis has a history, tradition and culture which belie its peaceful and untouched beauty. The Gaelic culture is greatly prominent in the art, music and architecture of the Isle and is one of the aspects that make it a fascinating holiday destination. The key attractions on the Island that generate a thriving tourist industry are the Calanais



standing stones, Dun Carloway Broch, and Garrannan Blackhouse village to name a few. The impressive Calanis standing stones pre-date Stonehenge and are a magical if somewhat mysterious connection to the Isles past. The fortified home which is the Dun Carloway Broch is 2000 years old with much of its original structure remaining intact. The later is a group of thatched 'blackhouses', which have been restored to their former glory and provide a true feel of past personal histories. With other attractions such as Lewis Castle, Borgh Pottery and the Norse Mill and Kiln, there is plenty to see and do within a short drive of The Inn Between making it an ideal location to live and operated an outstanding business.

The natural beauty of the Island is undeniable with rugged coastline and the natural wild landscapes and seascapes, being a 'must see' for those with a passion for natural beauty. The Outer Hebrides provides an abundance of wildlife for the eager naturalist; golden eagles, red deer, seals, otters and dolphins are all readily observed locally plus many other species. This diverse geography is an ideal location for exploring the great outdoors, either on foot, by bike or for the more sedate traveller by car. A number of visitors are attracted to the Islands Loch and streams to take advantage of the excellent salmon and trout fishing. Likewise the field-sports on the Island draw in mainlanders to utilise the wide open spaces. The Lewis Highland Games is the highlight of the summer activities drawing in a great many visitors and competitors from around Scotland and beyond. The Hebridean Celtic Festival, held in the grounds of Lewis Castle, is also a great attraction with an influx of international musicians and artists to perform and tourists who enjoy immersing themselves in the Gaelic culture.

The present owners have operated the Inn since 2008 and during this time have incurred considerable expenditure in modernising and refurbishing the business. It is a planned relocation for family and career reasons that now brings this attractive business onto the market.

## THE PROPERTY

The Inn Between originates from the early 1900s and is believed built by the owner of the Harris Tweed Mill. The subjects present a detached property of traditional stone construction with block work extensions and the main building with a Welsh slate pitched roof. The business has benefited from improvements to both its fabric and infrastructure in recent times. The original property has accommodation arranged over 2 levels.

## PUBLIC AREAS

The main business access opens into the cafe bar which is set to 20 settings and arranged with a mix of bistro style furniture and soft furnishings with coffee tables. This well presented and bright service area has white wooden panelled walls, a feature of the main restaurant also, and is supported by a classic pine servery. There are both ladies and gents WCs for the cafe patrons use making this trading space self-contained from the main dining area allowing for flexible use of the facility for meetings etc.

The dining room too has its own entry/exit from the courtyard tea garden but can also be accessed via the cafe

bar. This commodious and bright area can comfortably seat 60 guests for dinner and can be used for functions and music nights. This extensive space has its own bar, which is back to back with the cafe bar. It has a wide range of refreshments including wines, beer and spirits. The food served in both areas is of an excellent standard and focuses on locally sourced award winning produce such as the Brue Highlander Beef and Hannah Leach Scotch Lamb; seasonal vegetables are always on the menu. The level of decor in the restaurant is excellent which white wooden panels and tasteful up-lighters. The flooring throughout the food service areas is wood-effect laminate flooring which is both attractive and practical for the business location and customer base. The most attractive feature stone fireplace with a solid fuel stove adds an element of quaintness in this modern facility and is a popular area for those taking coffee after the main meal, sinking into the soft furnishings. The restaurant is served with its own toilet facilities and baby changing room.

The letting accommodation is located at the front of the subjects with a dedicated main door access. Through double glazed outer doors, guests enter a portico that leads into a spacious and contemporary reception area. Each of the 4 letting rooms are located on the ground floor and can be accessed from the reception area and have modern and stylish en-suites, benefit from hospitality trays, hair dryers, radio alarms and digital TV. Accommodation is set out to two twin rooms and two single rooms, sleeping a total of 6 guests. The rooms, in keeping with the rest of the business, have been entirely refurbished being presented in excellent condition and benefit from separate external access which removes any requirement for non-residents to enter the residential end of the building.



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hspc.co.uk

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**PRIVATE ACCOMMODATION**

The owners utilize a considerable element of the subjects for their own personal use, sufficient for a small family unit. On the ground floor are a comfortable lounge and a spacious kitchen / dining room, with modern appliances and newly fitted units. The sleeping accommodation is two large double bedrooms with a family bathroom and a large storage room, which also houses laundry.

**SERVICE AREAS**

The Inn has a good-sized, well equipped commercial kitchen which has an excellent array of cooking and support appliances. With superb extraction, modern flooring and ample storage, the kitchen is capable of a high rate of food production. Facilities off the kitchen include a dry store and a boiler room and staff toilet. Behind the back-to-back bar area is a complex of facilities including wine store accommodates freezer/refrigeration/vegetable storage, the beer cellar with external access, a staff wash hand basin and a utility sink.

**GROUNDINGS**

The Inn is a substantial property, lit by floodlighting, located on a prominent site with parking for approximately 15 cars laid to tarmac. The courtyard tea garden has two large tables capable of seat 6 persons each and being enclosed area is pet and child friendly. Adjoining this area is a large storage building which has greater potential than currently being utilised. This is a key development aspect of the business and could be altered into use as a bunkhouse or into extra letting accommodation. Alternatively, this building could be turned into a dwelling for owners use releasing the current proprietor's rooms into letting accommodation and driving more income whilst improving the capital value of the property. These options are all subject to planning consents but are not considered contentious by the current owners.

**SERVICES**

The property benefits from mains electricity, water supply and drainage. Oil fired central heating is supplemented with under-floor electric heating in the cafe bar and restaurant. Propane gas is for cooking and a large storage tank is maintained to the rear of the subjects. The subjects have a zoned fire alarm and are fully double glazed

**LICENCES**

The business has a liquor license grant under the Licensing Scotland Act 2005 and a copy of the Operating Plan will be released to genuinely interested parties.

**TRADE**

Accounting information will be made available to seriously interested parties subsequent to formal viewing.

**PRICE**

Offers over £295,000 are invited for the freehold interest in the business complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

**FINANCE & LEGAL SERVICES**

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising to include Conveyancing and Licence Transfers.

**DIRECTIONS**

The Inn Between is located on the Isle of Lewis see map insert. There is a daily ferry service from Ullapool and Stornoway and Uig and Tarbet.

**WEB-SITE**

[www.theinnbetween.co.uk](http://www.theinnbetween.co.uk)

**VIEWING**

All appointments to view must be made through the vendors selling agents:

ASG Commercial  
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20 Church Street  
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Fax: 01463 711083  
E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)  
Website [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

**OFFERS**

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.

