

Hotels, Guesthouses, Licensed, Retail



Commercial

## Tigh Dearg Hotel, Restaurant & Leisure Club, Lochmaddy, North Uist, Western Isles

Hotels  
Guesthouses  
Licensed  
Retail

A quite exceptional, modern, purpose built, Visit Scotland 4 Star "Boutique" style Hotel  
Prime location on beautiful North Uist, close to the Island's main ferry terminal  
Immaculate interior décor and soft furnishings professionally designed and finished  
An established reputation, supporting strong turnover with month on month growth  
8 beautiful en-suite letting bedrooms plus additional staff / owners flat



The sale of Tigh Dearg Hotel offers the opportunity to own an exceptional modern hotel in a beautiful setting with tremendous facilities and a growing turnover.

**New Reduced Price**  
Offers Around £495,000

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Tigh Dearg in Gaelic is pronounced "Tie Jerack" and means the "Red House". This beautiful modern hotel is a substantive property with the benefit of having been purpose built to cater to the upper end of the hotel market. Whilst many traditional Scottish hotels struggle to satisfy modern demands from large and unsuitable properties, Tigh Dearg is quite the opposite. This stylish new hotel offers fantastic sea views, benefits from luxurious Bedrooms, has a contemporary Restaurant, smart and comfortable Lounge Bar, well kept Landscaped Gardens, a fully decked area for outside dining and a modern, fully equipped Leisure Club with both Sauna and Steam Room. Scotland is renowned as a world class tourist destination, Tigh Dearg is a hotel which satisfied this level of expectation. Throughout the hotel, the full range of services are commensurate with a status achieved very quickly from its opening in 2005. The quality of the hotel's welcome is second to none with the benefit of experienced, friendly staff who are wholly approachable, catering to guests needs most efficiently.

Great attention to detail has resulted in Tigh Dearg providing the ideal atmosphere for diners, whether relaxing, taking in the breathtaking scenery at breakfast, enjoying a light snack or coffee with friends by the Bar fire or perhaps enjoying a memorable meal in the main Restaurant. In the locality, nature's



larder is rich with provisions which provides an abundant harvest for the hotels' sumptuous menu. Scallops, fresh salmon, mussels, langoustine, lobsters, crab and a rich variety of sea fish are available locally. The surrounding hills are abundant with deer and other game in addition to heather fed lamb. Machair beef is another favourite with guests.

Locally produced potatoes and organic vegetables complement the menu and the kitchen is always pleased to accommodate any particular preference or dietary requirement.

As a holiday base, Tigh Dearg is ideally situated on North Uist in the heart of the Western Isles with the islands of Harris, Lewis, Scalpay, and Great Bernera to the north, and Benbecula, South Uist, Eriskay and Vatersay to the south. North Uist has a fascinating history and many signs of our rich heritage dating back thousands of years – a blend of Gaelic and Norse influences. Ancient Brochs and Cairns are too numerous to name, whilst the 13th century Teampull na Trionaid at Carinish is a prime site for those interested in the growth of



Christianity in the islands. Many thatched cottages remain today and the Gaelic tongue is commonplace, a testament to island traditions and values in an area truly rich in music and culture. Scenery and relaxation are the order of the day for many visitors, beautiful unspoilt shell sand beaches, rocky coves and dramatic headlands setting the scene.

The island is a favourite with both the naturalists and ornithologist alike. It is host to a large red deer herd and otters amongst many animals and boasts an important RSPB reserve at Balranald. There are few areas where birdwatchers can see so many prestigious species in one place, such as the rare corncrake, golden eagle, great northern diver and long tailed skua. With over 1,000 freshwater lochs, North Uist is also a premier destination for trout, sea-trout and salmon angling.

The present owner had the hotel designed and built to his specifications. The doors were opened for business in 2005 and trade has been showing strong incremental growth on a monthly basis since then. To date the proprietor has enjoyed the challenge and rewarding lifestyle that has accompanied the development of this very successful business. Faced with a fresh business opportunity and viewing his skills as more "developmental", than "operational" the owner has decided to place the business on the market. The hotel has very quickly established a first class reputation and continues to benefit from ever increasing levels of repeat trade. There remains excellent growth potential for enthusiastic new owners.

### THE PROPERTY

Built in 2005, Tigh Dearg Hotel is a substantial detached property of modern construction under a pitched slate roof. Accommodation is arranged over 2 levels.

### PUBLIC AREAS

The main Hotel Entry faces the road, offering fully ramped



access from the hotel car park. Fully glazed outer doors open directly into the main Reception Hallway which creates an excellent first impression. Smart hardwood flooring, modern downlighting and a relaxed seating area immediately set the tone for this attractive property. Prominently situated to the left is the Reception Desk complete with Administrative Office to the rear. On the left is the relaxing Lounge Bar (45) which has smart carpeting, plush leather seating, an enclosed fire and a very well appointed, fully stocked bar servery. To the other side of the Reception Desk is the hotel's contemporary Restaurant (42), carefully designed with complimentary textures and colours, again benefiting from the modern flooring and lighting evident throughout the hotel. To the opposite end of the Reception Hallway a passageway leads to the single ground floor bedroom which has full disabled access and facilities. To the end of this corridor sits the hotel's impressive Gymnasium complete with Sauna and Steam Room. The main stairwell leads upstairs from the Reception Hall to 7 of the hotels 8 luxurious en suite Letting Bedrooms.





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HSPC Ref No: 27700

### LETTING BEDROOMS

The hotel has 8 top quality designer en-suite letting bedrooms to sleep 16 guests (6 Double, and 2 Twin). These are all very well-appointed and most comfortable with modern facilities. Rooms have central heating, radio/alarms, direct dial telephones, tea/coffee making facilities, flat screen televisions, courtesy robes / slippers, trouser press, iron and ironing boards and high quality guest accessories.

### OWNERS ACCOMMODATION

There is a comfortable flat for resident owners on the first floor of the hotel. This has a spacious Living Room, double Bedroom and bathroom.

### SERVICE AREAS

The hotel has an excellent, well equipped new commercial kitchen and adjoining washing-up area. Having been recently built the kitchen has the benefit of being fully compliant with Environmental Health requirements which makes for ease of care and maintenance. Substantial storage off the kitchen accommodates fridges, freezers etc. The beer cellar is conveniently located close to the bar and there are both wine and spirit stores. A separate outbuilding adjacent to the hotel houses the boiler and laundry facilities.

### GROUNDS

The hotel sits on an elevated site amidst landscaped grounds. Ample car parking is set to the side of the building and there are smart areas of decking bordered by attractive balustrades where guests may sit outside to dine or enjoy the good weather.

### SERVICES

Mains electricity, Water supply and Drainage. Oil fired central heating, Propane gas. Broadband.

### LICENCES

The business has a Full Hotel Licence with Regular Extensions

### TRADE

Tigh Dearg Hotel is a growing and profitable business with strong turnover. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

### DEVELOPMENT POTENTIAL

The hotel infrastructure is in place to add further accommodation subject to consents. Local enterprise funding may be available. It is expected that the introduction of road equivalent tariffs to ferry charges in October 2008 will significantly boost visitor numbers/demand.

### PRICE

Offers around £495,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We 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 Hotel is located on North Uist. There is a daily ferry service from Uig in Skye to Lochmaddy, or the hotel may be reached via the Oban to Lochboisdale Ferry which lands on South Uist. By air, flights run from Glasgow to Benbecula.

### WEB-SITE

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

### VIEWING

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

ASG Commercial  
York House, 20 Church Street  
Inverness IV1 1ED

Tel: 0845 4500790

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.



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.