



CORUIK HOUSE, RESTAURANT WITH ROOMS ELGOL, ISLE OF SKYE

Well known and thriving, high quality Licensed Restaurant with Rooms
Excellent trading location in Elgol on the busy, ever popular Isle of Skye
Trading seasonally by choice, enjoying both local support and buoyant tourist trade
The sale includes an attractive, spacious flat for resident owners
Planning approval granted to substantially extend the business



Coruisk House is an attractive property which genuinely offers the idyllic "Home and Income", self employment opportunity sought by many. A well established trading record and comfortable owners accommodation - all set on the beautiful Isle of Skye.

Offers Over £340,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Coruisk House is a long established, popular Licensed Restaurant with Rooms which enjoys strong local support and a high volume of trade from Skye's excellent tourist industry. The property is both attractive and substantial, enjoying a prominent roadside location in the picturesque fishing village of Elgol in the Strathaird area of Skye. The Restaurant has an established reputation and specialises primarily in serving top quality local seafood sourced daily from the local village pier. Shellfish is the main catch in Elgol, most notably langoustine, crab and squatt lobsters served together with other favourites, such as king scallops hand dived in the clear waters of Loch Slapin. Skye's rich larder supports a wide range of dishes, in addition to favourite fish dishes of wild salmon, cod, turbot, monkfish and halibut, the local hills produce excellent hill fed lamb and wild venison from the resident red deer herd. Over the years, Coruisk has built its popularity not only upon fine cuisine; it is well known for an informal, relaxed, upbeat atmosphere and the warm personal welcome extended to all guests. An excellent choice of refreshments including local beer, minerals, spirits, malt whiskies, liqueurs and an extensive wine list compliment the fayre.

The main turnover of the business is driven on the catering front with both lunches and



dinners served during the main season. The popular Dining Room and bright Conservatory Restaurant combine to offer excellent overall capacity. Added to this, the two very comfortable Letting Bedrooms generate accommodation income from resident Guests. These prove very popular and generate a high level of repeat bookings. The smart Resident's Lounge, complete with woodburning stove reinforces the warm homely welcome always at hand.

Elgol is a picturesque fishing village set to the south of the Island some 15 miles by car from the A87 at Broadford. The Isle of Skye is a popular tourist destination for many, many reasons. The nearby Cuillin mountains offer a strong attraction to walkers and climbers alike, fishing, golf and genealogy are omni-present pursuits, whilst breathtaking scenery, stunning beaches, distilleries, castles and numerous other historic sites lure a constant stream of visitors to this special island. Coruisk House is located in perhaps one of the most scenic areas of the island, where dramatic mountains reach the rugged





foreshore and local shellfishing boats harvest their valuable catch. There are a wide range of accommodation providers locally, many of a self-catering nature which bring a steady stream of patrons to Coruisk House. Many of these are "regulars" who dine at Coruisk several evenings during their holiday and have done so for years!

The present owners have been at the helm of the business for some 10 years and operate on a purely seasonal basis to suit their own lifestyle preferences. Opening is generally from Easter until October, outwith which the owners enjoy a long closure period, although new owners may wish to extend the opening period. It is the proprietors' planned retiral that prompts the sale of Coruisk House. Ongoing care and attention in their hands brings this "Home and Income" lifestyle opportunity onto the market in an excellent condition, the property and setting only truly appreciated by actual viewing.

THE PROPERTY

The property is of traditional rendered stone construction under a pitched slate roof. Accommodation is arranged over two levels as follows:-

PUBLIC AREAS

From its prominent roadside site partially glazed, double outer doors open directly into the Conservatory Restaurant. The Restaurant is attractively finished in pine cladding with smart lighting, modern tiled flooring and appropriate bistro style furnishing with a seafaring theme. To the left of the entry is a comfortable seating area with soft leather couches, the dining tables are to the right. Beyond the main dining area sits a servery area with large wine chill cabinet and beer / spirit dispensary. On the left the Conservatory leads through to the welcoming Residents' Lounge, complete with woodburning stove, to the right it leads to the spacious, characterful Dining Room, again with a woodburning stove set in a large surround with a slate hearth. The Dining Room has a solid wooden floor, features many pictures of yesteryear and has themed stained glass windows, reflecting the local importance of both crofting and fishing.

OWNERS ACCOMMODATION

A beneficial feature of the business is the spacious flat for resident owners. This is conveniently located on the first floor off its own private stairwell affording privacy away from the Letting Bedrooms which are at the other end of the property. Owners accommodation consists of a Double Bedroom, large Shower Room, pleasant Lounge and storage space off the upstairs landing. The owners also retain a further private bathroom downstairs complete with original free-standing cast iron bath.





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HSPC Ref No: 27795



SERVICE AREAS

The business benefits from a very well equipped, modern Commercial kitchen which sits to the rear of the property. This has a large walk in chill and excellent commercial capability. This conveniently joins the second kitchen which is located adjacent to both the main Restaurant and Dining Room areas. The second kitchen is used as a preparation area and servery.

GROUNDS

The business is a substantial property with good roadside frontage and private parking for 12 cars. To the rear is a garden area laid to grass with a large wooden shed.

DEVELOPMENT POTENTIAL

There is adequate space to the rear of the property should new owners wish to consider extending. The present owners have obtained consent to increase letting capacity, add a new owners flat, laundry and staff accommodation. Year round opening would also boost trade beyond the level of its current seasonal operation.

SERVICES

Mains electricity and water. Private drainage. Bottled Gas.

LICENCES

The business holds a Restaurant License

TRADE

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

PRICE

Offers over £340,000 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.

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.



DIRECTIONS

Glasgow 195 miles, Inverness 109, Portree 41, Broadford 15.

From Kyle of Lochalsh on the mainland cross the Skye Bridge taking the A87 to Broadford. From Broadford take the B8083 signposted for Elgol.

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

Web: 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.

