

Hotels, Guesthouses, Licensed, Retail



Commercial

## THE WELCOME INN, MOSSBANK SHETLAND ISLANDS

Hotels  
Guesthouses  
Licensed  
Retail

Beautifully presented, Fully Licensed, thriving Island Inn.  
Easily run, highly rewarding, "lifestyle" business opportunity.  
Breathtaking coastal location amidst stunning island scenery.  
Includes most comfortable 4 bedroom accommodation for resident owners.



The Welcome Inn offers an excellent opportunity to enjoy an Island lifestyle, and to develop the business, taking advantage of the untapped catering potential.

**Offers Over £190,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

The Welcome Inn is a particularly smart, well presented business which has benefited from much refurbishment during the tenure of the current owners. Their renovations have created the neat, popular business that exists today and in particular, the extremely well found and comfortable owners' accommodation. The Welcome Inn is a substantial and attractive building with a strong presence and is separated from the seashore only by the road and car park. Trade is largely wet led, driven firstly from a high quality Public Bar which attracts both local and tourist trade, secondly via the commodious function suite. This well equipped facility is regularly opened to cater for local functions such as Birthday parties etc and as such plays a pivotal role in the local community. Catering is not actively promoted at the Inn as neither of the proprietors themselves are experienced in catering nor is a chef / cook employed. The business attracts a wide range of clientele from locals to tourists, sportsmen to business travellers. The strong community presence promotes year round trade, and the iconic coastal location provides considerable scope to increase tourist takings and host a great opportunity to develop the turnover further from catering. The well formed, versatile, open plan layout of the Function Suite offers additional scope for this or to support a range of business opportunities including increased function trade, wedding celebrations or evening entertainment. In



addition to fully licensed premises, the subjects include an excellent 4 bedroom family home and as such represent an ideal "Home and Income" lifestyle opportunity.

The friendly community of Mossbank lies in the north east part of the Shetland mainland, and the attractive village of which the Welcome Inn forms the centre, looks directly across the sound to the island of Yell. The frequent car ferries serving both Yell, and the island of Unst beyond, have their mainland terminal a short distance along the coast. The population of Mossbank has risen considerably in recent years as housing was provided for Sullom Voe nearby, which is the UK's largest terminal for North Sea oil. Nonetheless, as with all Shetland, the area has still retained it's rural character and benefits from an enviable quality of life.

The Shetland Islands occupy a unique geographical position, forming a virtual maritime crossroads where the North Sea meets the Atlantic Ocean. Due to the North Atlantic Drift, the climate is much milder than their northerly latitude would suggest. The 22,000 islanders enjoy a superb quality of life, virtually crime free, and surrounded by





spectacular scenery and the ever-present sea. The traditional community ethos and pristine environment combine to make the islands both a haven for many new residents seeking a more rewarding lifestyle, but also make them an increasingly popular destination for those seeking a relaxing holiday far from the stresses of urban life. These tourists now number in excess of 22,000 per annum, and along with visiting Cruise line passengers, seafarers and oilmen, swell the population and provide undoubted opportunities to expand and develop the Welcome Inn's trade. The economy of the islands has remained extremely buoyant, with among the lowest unemployment rates in the UK for many years.

The vendors have operated the Inn for 12 years and have completed a great deal refurbishment and upgrading during their tenure. To date they have been extremely successful in developing the Inn and establishing its presence in the locality. They also have other successful business interests on the Islands and it is a desire to concentrate their energies on these which brings this rare opportunity to the market. There is significant scope for continued development by new "hands on" proprietors, particularly on the catering front.

### THE PROPERTY

The Welcome Inn is a substantial property of traditional construction under a pitched clad roof. The original building has two floors and benefits from separate exterior entrances to the private and public areas.

### PUBLIC AREAS

It's coastal setting overlooking the sound and islands, complements the Welcome Inn's smart outward appeal. A compact extension, which has been carefully blended onto the front of the building, contains a wide stairway leading to a landing on the first floor. Ladies and gentlemen's washrooms are located here, and serve both the Public Bar which opens off to the left, and the Function Suite opening to the right

The Public Bar is both spacious and modern, with large windows looking out to sea adding to it's welcoming ambience. This well-appointed area offers comfortable seating and a relaxed atmosphere complemented by smart down lighting and an attractive, well stocked bar servery. Whilst one end of the spacious room forms a comfortable social gathering place beside the fireplace and Bar, the opposite end is more informal area with a Pool table and television. The Bar is currently themed as an Irish Pub which has proved popular with it's customers.

The Function Suite, is both commodious and well laid out for it's purpose readily seating larger parties, with a good range of bar tables and chairs. A long spacious Bar is located along the greater part of one side wall, and is efficiently placed back to back with a common access to the Public Bar servery. A door also leads to a staff landing shared with the Public Bar in which a trap door and stair are also located giving entry to the Beer Cellar on the ground floor below.

The Function Suite is largely carpeted, excepting a smooth composite floored dancing area, above which are fitted a full range of coloured disc lights used during entertainment. Two large windows at each end allow generous daylight in, and uninterrupted views out to the hills and sea.

### PRIVATE ACCOMMODATION

The business benefits from excellent owners' accommodation, laid out on the ground floor. The present owners designed and fitted out this beautiful living area themselves and their taste and care is in evidence throughout. Accommodation comprises a large Lounge, leading through double glazed





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doors to a Kitchen/Dining Area, 4 bedrooms, bathroom, separate W.C., utility room, and ample fitted cupboards. The whole is double glazed and benefits from electric central heating.

### SERVICE AREAS

The Inn benefits from a good-sized Beer Cellar at rear of the ground floor and with exterior delivery access to a service yard.

### GROUNDS

The Welcome Inn is set in its own grounds with car parking immediately to the front of the property, with further parking immediately across the road on the seafront.

### SERVICES

Mains electricity, water and drainage. Electric central heating.

### LICENCES

The business has a full Public House Licence with Regular Extensions.

### TRADE

The business currently trades 7 days a week. Turnover details will be made available to seriously interested parties subsequent to viewing.

### DEVELOPMENT POTENTIAL

There a number of avenues open to enthusiastic new owners to expand and develop existing trade. Catering is not supported at present and in addition to the income from meals etc. this would further boost beverage sales. Function business could be actively promoted and trading space could be increased were outside seating to be considered directly in front of the Inn enjoying panoramic seaward views.

### PRICE

Offers over £190,000 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 Welcome Inn fronts directly onto the B9076 road in the district of Mossbank. It lies approximately 25 miles north of the Shetland capital town of Lerwick. Shetland is well served by daily car ferries to and from Aberdeen and by scheduled flights from it's own airport at Sumburgh to most of the main airports in Scotland and thereby to all parts of the United Kingdom and beyond.

### 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)

Web: [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.