

FOR SALE

Prime Hotel/Residential Development Opportunity



Creagan Inn
Appin, Argyll, PA38 4BQ
Offers Over £490,000 – Freehold

Find out more at
www.g-s.co.uk

- **Enviably Location with Panoramic Views Across the Beach and Loch Creran with Development Potential**
- **A Charming Pub which Benefits from a Large Open Plan Restaurant Space**
- **Quaint Traditional Features Offering a Warm Inviting Atmosphere with a Stellar Reputation**
- **Expansive Owners Accommodation and Separate Staff Accommodation with Outstanding Views**
- **Extensive West Facing Terrace with Retractable Canopy with Heating and Lighting**



INTRODUCTION

Nestled on the scenic shores of Loch Creran, Creagan Inn is a renowned bar and restaurant offering breathtaking views, warm hospitality, and a rich history. Located in the heart of Appin, this unique property is an established favourite for locals and visitors alike, drawn by its exceptional setting, vibrant atmosphere, and delicious food. The area is a tourist mecca being surrounded by picturesque mountains as well as the coastal region along Loch Creran. The area forms part of the Lynn of Lorn National Scenic Area. The local economy is predominantly based around tourism as well as forestry and fishing. The area is popular with day-trippers as well as overseas visitors, all enjoying the local walking, cycling, sailing, windsurfing, water skiing and pony trekking. There are many tourist attractions nearby including Castle Stalker, The Highland Titles Nature Reserve and Tralee Beach. Day visitors tend to come from Oban to the south and Fort William to the north, although it is not unheard of from people from further afield such as Inverness and Glasgow to visit.

Creagan Inn represents more than just a business—it's a lifestyle in one of Scotland's most stunning landscapes. Whether you're an entrepreneur looking to invest in hospitality or seeking a change of pace in a remarkable location, this property has it all

Externally, the front of the property is very traditional with stone walls leading onto a modern terrace with panoramic views across the bay. Internally, the property stands out with its traditional features, combining rustic elements with modern design to create a warm homely atmosphere.

The current owners have invested in the outdoor terrace offering an impressive space to host barbecues, an oyster/champagne bar or enjoy live music and showing sports, as well as take in the breathtaking views.

From a business perspective, The Creagan Inn offers a great opportunity to run a successful already established business in an enviable location. The business already has a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The business has a great amount of development potential with a large owners flat and staff accommodation that could be developed into letting accommodation and land which could be utilised to provide lodges.

Public Areas

- Public bar/dining area (100 covers)
- Lounge seating
- Owner's accommodation
- Management office
- Large commercial kitchen
- Staff accommodation (3 bedrooms all en-suite)
- Ladies, gents and disabled WCs
- Biomass boiler and store
- Outdoor seating (100 covers)
- Retractable canopy over outdoor terrace with heating/lighting

TRADE

The Seasonal Turnover for the business was £362,000.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity and mains water are connected to the property. Drainage is to a septic tank. Gas is provided by an LPG tank. In addition, there is a biomass boiler with a RHA grant. There are also solar panels fitted to the property.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

RATEABLE VALUE

Rateable Value is £22,500 (effective date 01/04/2026).

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

DEVELOPMENT

Whilst the business continues to trade successfully the current owners need to relocate to Edinburgh to focus on other business interests. They feel that in the right hands, and subject to planning, the site could easily provide 4 letting rooms, as well as up to 4 pods, giving 8 double letting rooms for the business.

Alternatively the whole building might suit conversion to residential, given the proximity to the water, uninterrupted views, and stunning location, this could be a very special residence for someone willing to undertake the conversion. It may also be able to use the property solely for short term lets, with the right division and separation of the unit into two or three residences for use in this sector.

All alternative uses would be subject to planning.



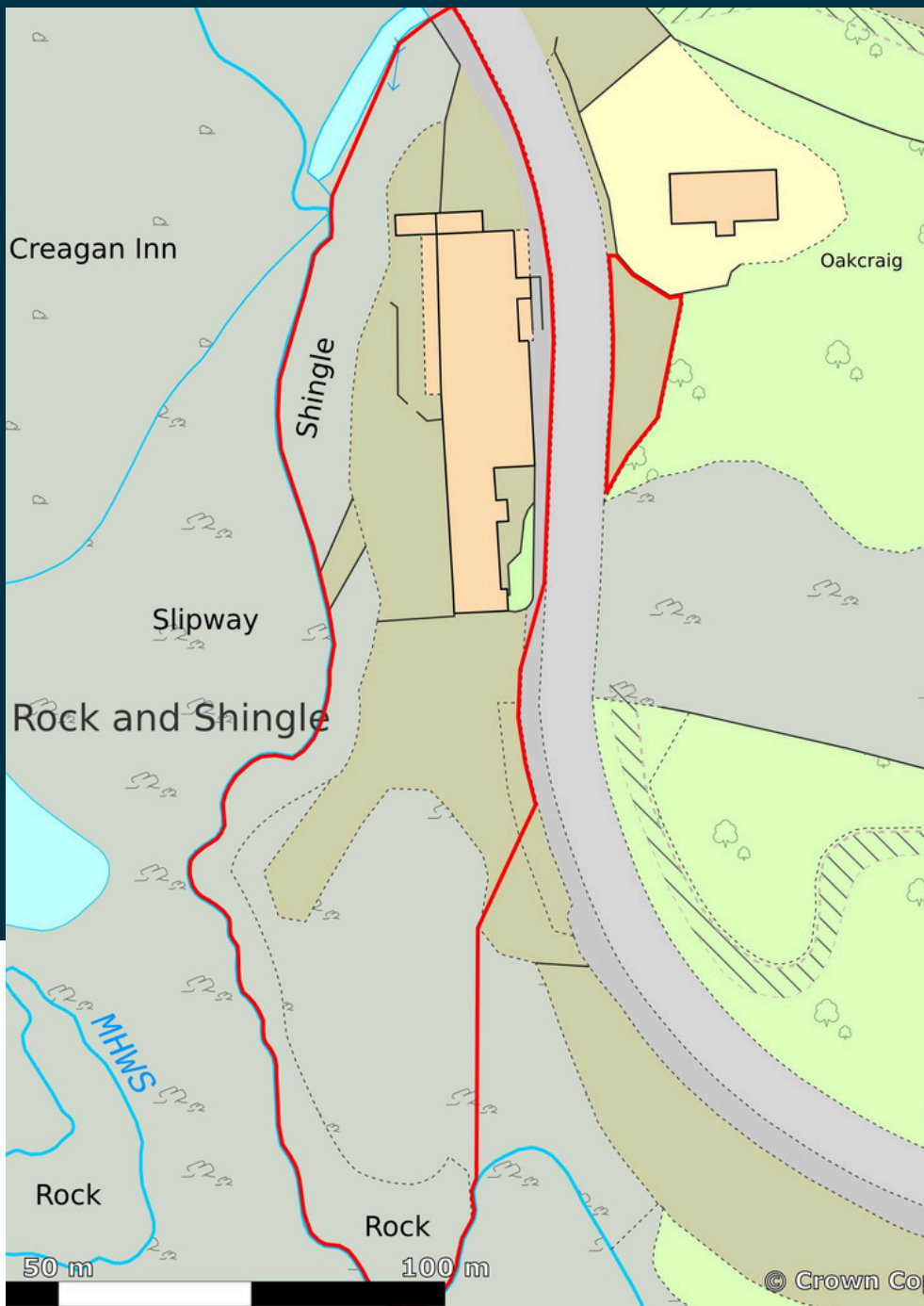












PRICE

Offers over £490,000 are being sought for the Heritable interest of the property.

EXCLUSIONS

There are no exclusions in the sale.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 233 St Vincent Street,
Glasgow, G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent - Hotel + Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: **October 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.