FOR SALE
HOTEL + LEISURE

GRAHAM SIBBALD

Laide Post Office, General Store and Filling Station
Laide, Achnasheen, IV22 2NB
Offers in the region of £375,000 – Freehold

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

- **Established Busy Convenience Store, Post Office And Filling Station**
- **Located On North Coast 500**
- **Central Village Location On Main Road**
- **Way Of Life Business And Would Suit A Hands On Operator**

INTRODUCTION

Laide Post Office, convenience store and filling station is located on the famous North Coast 500 (A832) one of the most popular tourist routes in the UK.

Laide is located approximately 41 miles South West of Ullapool, 74 miles North West of Inverness and 15 miles North of Gairloch

Situated in Laide village the area is surrounded by stunning scenery and beaches.

The shop offers an extensive range of food items along with snacks, household products, alcohol etc. supplying the local community and busy tourist trade. The Post Office has strong community support and offers home deliveries when required. The filling station with 24 hour self service operation, is the only petrol station for 15 miles South and 41 miles North.

The shop is fully licensed for beers, wines and spirits.

The filling station is presently supplied by Gleaner and the owners will discuss this with interested parties at the time of viewing.

Our clients moved to the area and purchased the business around 12 years ago and now feel it is time to step back for retirement.

THE PROPERTY

The property is situated in private grounds with main building offering shop and store on ground floor with staff toilet. Storage is located in the attic/ first floor.

ACOMMODATION SUMMARY

- Ground floor shop and storage
- Staff toilet
- First floor attic storage

TRADE
Turnover to year end 2023 was £1,095,000 net of VAT

Full accounting information can be made available to interested parties after a formal viewing.

STAFF
TUPE regulations will apply.

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

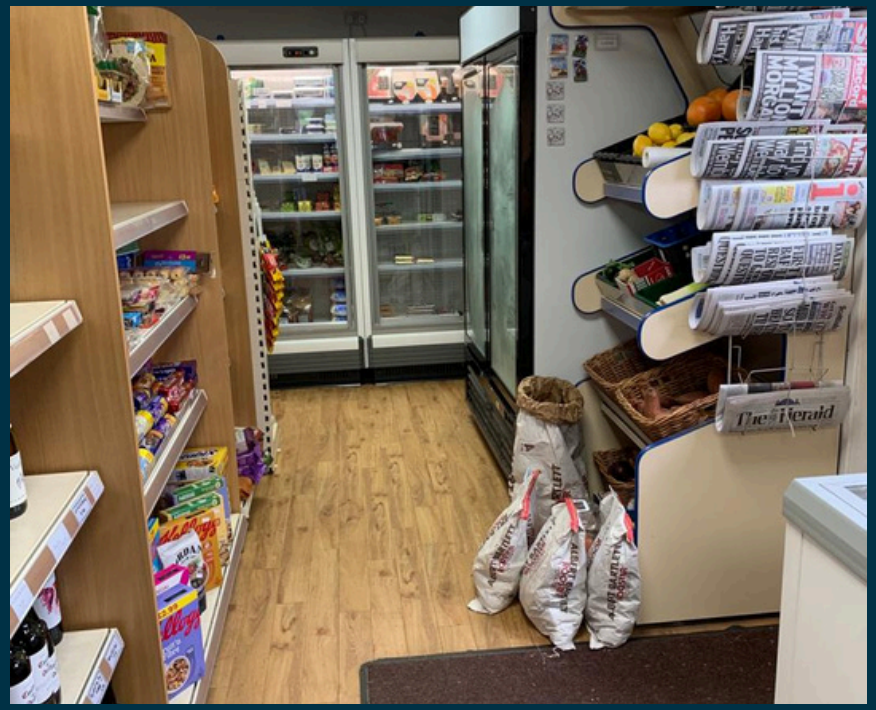
SERVICES
Mains electric and water. The property is serviced by a septic tank.

ENERGY PERFORMANCE CERTIFICATE
An EPC will be made available to interested parties after formal viewings

RATEABLE VALUE
The Rateable Value is £18,500 (effective date April 2026)

Small Business rates exemption should apply. Purchasers are advised to check this matter themselves.

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



Drain
Drain
Drain
Turnstone cottage
Martincroft
8
Suilven
6
An
Teallach
8
Tyninghame
Seaview
Tanera
20
Laide Post
Office
Tanera Beag
Auldhouse
Track
TCB
A 832
Drain
Sand Burn
208
Gruinard View
Tighe
Mhor
Landfill
(Deposit)
Laide
Drain
Drain
4
0
50 m
100 m
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Port of Ness
North Tolsta
Bragar
Carloway
Stornoway
Callanish
Eye Peninsula/ An Rubha
ISLE OF LEWIS/ EILEAN LEÒDHAIS
Ranals
Scarp
Hushinish
South Lewis, Harris & North Uist
Tarbert
Taransay/ Tarasaigh
Shiant Islands
Scalpay/ Scalpaigh
Harris/Na Hearadh
Pabbay/ Pabaigh
Leverburgh
Berneray/ Beàrnaraigh
NORTH MINCH
Kinlochbervie
Handa Island
Scourie
Eddrachillis Bay
Point of Stoer
North-west Sutherland
Eriboll
Kyle of Tongue
Tongue
Ben Hope 927m
Loch Loyal
Altnaharra
Enard Bay
Lochinver
Assynt-Coigach
Inchnadamph
Ben More Assynt 998m
Elphin
Ullapool
Oykel Bridge
Lairg
Bonar Bridge
Dornoch
Dornoch Firth
Tarbat Ness
Ardgay
Tain
Easter Ross
Badcaul
An Teallach 1062m
Fionn Loch
Loch Ewe
Poolewe
Gairloch
Beinn Dearg 1081m
Sgùrr Mòr 1109m
Loch Fannich
Loch Glascarnoch
Thurso
Bettyhill
Melvich
Halkirk
Sinclair's Bay
Wick
Altnabreac Station
Kinbrace
Lybster
Dunbeath
Helmsdale
Brora
Golspie
Moray East
Beatrice
MORAY FIRTH
Trotternish
Staffin
Balmaqueen
Uig
Loch Snizort
Rona
Raasay
Scalpay
Dunvegan
Portree
Bracadale
ISLE OF SKYE
Drynoch
The Cuillin Hills The Cuillins
Broadford
Kyle of Lochalsh
Plockton
Lochcarron
Shieldaig
Torridon
Beinn Eighe 1010m
Wester Ross
Kinlochewe
Achnasheen
Garve
Dingwall
Alness
Invergordon
Cromarty
Cromarty Firth
Fortrose
Black Isle
Muir of Ord
Beauly
Inverness
HIGHLAND
Strathfarrar
Strathcarron
Loch Monar
Loch Mullardoch
Cannich
Drumnadrochit
Kintail
Carn Eighe 1183m
Glen Affric
Invershiel
Invermoriston
Fort Augustus
Loch Cluanie
Loch Hourn
Knoydart
Mallaig
Loch Nevis
Loch Morar
Glenfinnan
Invergarry
Loch Arkaig
Spean Bridge
Fort William
Ben Nevis/ Beinn Nibheis 1345m
Kinlochleven
Loch Shiel
Moidart
Morar, Moidart & Ardnamurchan
Ardnamurchan
Acharacle
Strontian
Ardgour
Corran
Kinloch
Rùm
Canna
Sanday
Soay
Eigg
Muck
The Small Isles
INNER HEBRIDES
SEA OF THE HEBRIDES
Coll
Arinagour
Tiree
Scarinish
Tobermory
Morvern
Lochaline
Loch na Keal
Salen
Ballachulish
Ben Nevis & Glen Coe
Rannoch Station
Bridge of Orchy
Lynn of Lorn
Burghead
Lossiemouth
Findhorn
Kinloss
Forres
Nairn
Elgin
Spey Bay
Buckie
Cullen
Portsoy
Banff
Macduff
Rosehearty
Kinnaird Head
Fraserburgh
Rattray Head
Peterhead
Keith
Rothes
Charlestown of Aberlour
Beachans
Dufftown
Huntly
Bridge of Avon
MORAY
Glenlivet
Grantown-on-Spey
Carrbridge
Aviemore
Nethy Bridge
Tomintoul
Monadhliath Mountains
Kingussie
Newtonmore
Laggan
Cairngorm Mountains
Cairn Gorm 1244m
Ben Macdui 1309m
Cairn Toul 1291m
CAIRNGORMS
Braemar
Lochnagar
Deeside & Lochnagar
Ballater
Aboyne
Banchory
Strathdon
Corgarff
Alford
Inverurie
Kintore
Oldmeldrum
Ellon
Turriff
New Deer
Maud
Mintlaw
Cruden Bay
ABERDEENSHIRE
Aberdeen
ABERDEEN CITY
Westhill
Peterculter
Portlethen
Stonehaven
Kincardine
Hywind
SCOTLAND
Dalwhinnie
GRAMPIAN MOUNTAINS
Blair Atholl
Loch Tummel
Loch Rannoch & Glen Lyon
Schiehallion 1083m
Spittal of Glenshee
Pitlochry
Aberfeldy
PERTH AND KINROSS
Ben Lawers 1214m
Kenmore
Blairgowrie and Rattray
Alyth
Kirriemuir
ANGUS
Forfar
Brechin
Montrose
Inverbervie
Laurencekirk
Arbroath
Coupar Angus
Dundee
Strathmore
50 km
100 km
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PRICE
Offers in the region of £375,000 are being sought for the freehold in the property. Stock will be sold separately by valuation on date of entry.

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 + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:

Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203

Katie Tait
Associate Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941

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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.
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5. A list of Partners can be obtained from any of our offices.
Date published: June 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.