TO LET / FOR SALE – AVAILABLE TOGETHER OR SEPARATELY

A Turnkey Hospitality Business with Established Reputation

GRAHAM SIBBALD

Peatzeria & Tarbert House

Shore Street, Bowmore, Isle of Islay, PA43 7LB

Rent — Offers Around £25,000 pa — Peatzeria

Offers Around £20,000 pa Tarbert House // Premium — Offers Around £50,000 - Peatzeria

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

- **A Turnkey Hospitality Business with Established Reputation**
- **Substantial Guest House or Staff/Owners Accommodation**
- **Stunning Coastal Setting — Panoramic Views**
- **Located on a popular island Tourist Destination**
- **Dual income potential through dining and accommodation**
- **Available Together or Separately**

INTRODUCTION

Peatzeria and Tarbert House are located on the scenic Isle of Islay, the southernmost island of the Inner Hebrides in Scotland, in the town of Bowmore. Islay is famous for its 10 distinctive malt whisky distilleries and welcomes thousands of tourists every year seeking to take a whisky tour and attend the Islay Whisky Festival or for many of the other draws the island has. Islay's beautiful coastal scenery offers visitors a variety of things to do, such as birdwatching and other outdoor activities.

The properties are a short distance from each other on Shore Street in the heart of Bowmore. Bowmore is Islay's administrative capital and has lots to offer its residents and visitors. Peatzeria is known as one of the best restaurants on Islay, rating No.1 of 7 on TripAdvisor. The restaurant is a staple within the community, with bistro-style indoor dining experience and wonderful covered outdoor terrace seating. To the rear of Peatzeria, there is a decked area as well as a pod that offers breathtaking views across Loch Indaal.

Tarbert House is presently used as staff accommodation for the Peatzeria and has, in the past, operated as a guest house. Tarbert House has 5 charming bedrooms, all ensuite meaning they can be turned around easily to letting accommodation again. Tarbert House, as well as Peatzeria, is conveniently located just a stone's throw away from popular attractions and shops. Bowmore is an excellent base to explore the surrounding areas and further afield.

The availability of Peatzeria and Tarbert House presents an exceptional and rare opportunity to acquire two thriving and complementary properties, together or separately, in one of Scotland's most sought-after island destinations — the picturesque Isle of Islay.

THE PROPERTIES

Peatzeria
The Peatzeria is an Episcopalian church building arranged over ground and mezzanine level.

Tarbert House
Tarbert House is arranged over ground, first and attic levels of stone construction under a pitched roof.

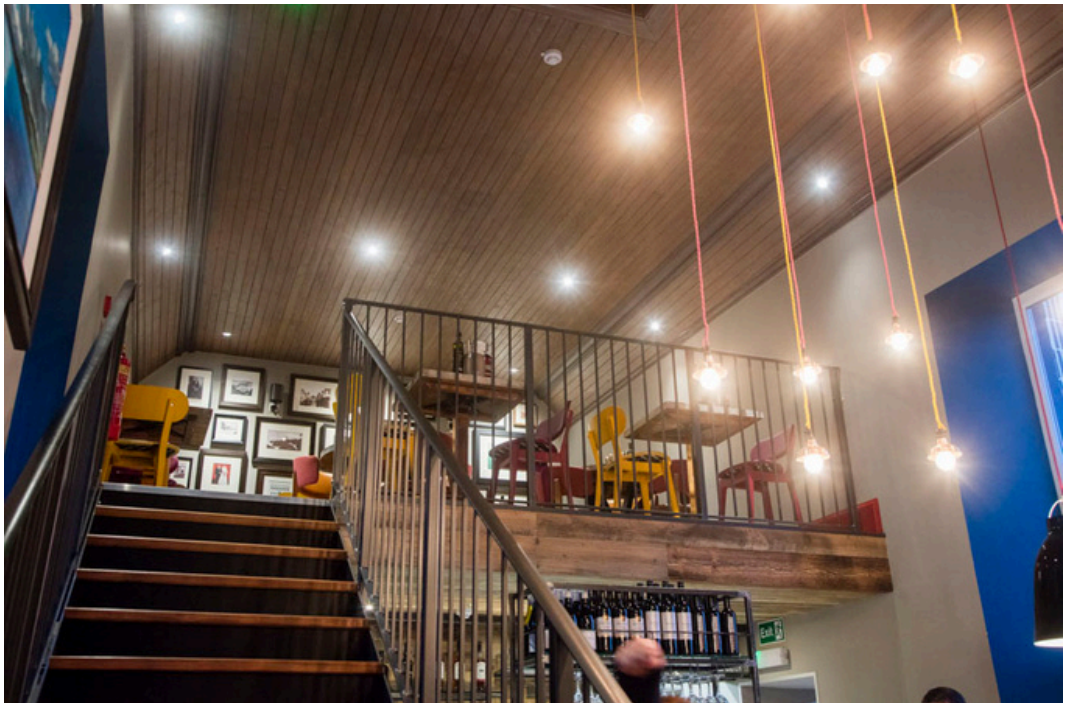
ACCOMMODATION SUMMARIES

Peatzeria
The Peatzeria restaurant has a fantastic position on the seafront with access via Shore Street. The accommodation is arranged over ground and mezzanine levels, as follows: -

Public Areas
- Entrance Vestibule
- Main Restaurant (15) with bar servery
- Mezzanine Dining (22)
- WCs Inc Accessible WC with baby change

Service Areas
- Small Commercial Kitchen
- Separate Prep/Wash up Area
- Walk in Fridge
- Drink Store under stairs
- Storage under seating

Outside
- Covered Decking Area (capacity 48)
- Dome Seating (10-12)
- Bin Store



Tarbert House

Tarbert House is located on Shore Street in Bowmore with access afforded directly off street. The property has previously traded as a Guest House but has in the more recent years been used purely as staff accommodation, as follows: -

Internal

- Open Plan Domestic Kitchen & Lounge
- Office
- 5 Bedrooms (4 x double; 1 x twin); all ensuite — 4 x shower only ; 1 x separate private shower room

External

- Large Garden
- Shed with washing machines plus freezers for Peatzeria
- Alcohol Store (for Peatzeria)
- Additional Outhouse / Shed
- Summer House with kitchenette

TRADE

Accounts will be released to seriously interested parties, preferably after a formal viewing.

LICENCE

Peatzeria has a Premises Licence under the Licensing (Scotland) Act 2005. The Premises Licence will remain in the name of the landlord. The tenant will provide a Duty Premises Manager (DPM).

SERVICES

Peatzeria

Mains water, electricity and drainage. Bottle gas for cooking. Electric central heating and hot water. CCTV.

Tarbert House

Mains electricity, water and drainage. Oil fired heating and hot water.

STAFF
TUPE regulations will apply to all staff at Peatzeria, if any.

ENERGY PERFORMANCE CERTIFICATE
Peatzeria - EPC Rating — "C"
Tarbert House — EPC Rating — "G"
The EPCs will be available upon request.

RATEABLE VALUE
Peatzeria
Rateable Value - £7,400 (1st April 2026)

Tarbert House
Rateable Value - £9,100 (1st April 2026)

Both properties benefit from Small Business Rates Relief (SBRR).

WEBSITE/RATINGS
Peatzeria
https://peatzeria.com/
TripAdvisor — No.1 of 7 — 4.6
Google — 5 / 5

TENURE
Leasehold OR Heritable (Freehold) / Outright Ownership

EXCLUSIONS
Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

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.

LEASE TERMS
Peatzeria - Offers around £25,000 per annum are invited.

Tarbert House - Offers Around £20,000 per annum are invited. The trade fixtures, fittings, furnishings and equipment would be included in the rent, with the tenant leasing these from the Landlord for the duration of the lease.

New full repairing and insuring leases are being offered to the market for both properties. The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and a rent deposit of £5,000 for security is sought.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

The landlord will consider proposals with a clear business plan and vision for the premises.

ISLE OF MULL
ARGYLL AND BUTE
LOCH LOMOND & THE TROSSACHS
STIRLING
JURA
ISLAY
Colonsay
Oban
Crianlarich
Tyndrum
Taynuilt
Dalmally
Lochgilphead
Inveraray
Kilmartin
Campbeltown
Greenock
Port Glasgow
Dunoon
Rothesay
Isle of Bute
Isle of Gigha
Isle of Arran
Irvine
Kilmarnock
Ayr
Prestwick
Troon
Largs
Paisley
GLASGOW
East Kilbride
Motherwell
Hamilton
Airdrie
Coatbridge
Cumbernauld
Kirkintilloch
Stirling
Alloa
Dunblane
Callander
Aberfoyle
Perth
Crieff
Auchterarder
Dundee
Arbroath
Montrose
Aberfeldy
Pitlochry
Kenmore
Blairgowrie
Coupar Angus
Forfar
Kirkcaldy
Dunfermline
Cowdenbeath
Glenrothes
Falkland
Cupar
Leven
Buckhaven
Methil
Lochgelly
Newburgh
Auchtermuchty
Kinross
Dollar
Alva
Tillicoultry
Alloa
Falkirk
Grangemouth
Bo'ness
Linlithgow
Bathgate
Livingston
Armadale
Whitburn
Motherwell
Wishaw
Carluke
Lanark
Biggar
Peebles
Innerleithen
Galashiels
Selkirk
Melrose
Jedburgh
Hawick
Kelso
Coldstream
Berwick-upon-Tweed
Duns
Eyemouth
Dunbar
North Berwick
Haddington
Musselburgh
Tranent
Prestonpans
Cockenzie
Port Seton
Gullane
Dirleton
Aberlady
Forth Crossing
Kinghorn
Burntisland
Inverkeithing
Rosyth
Dalgety Bay
Inverkeithing
Kirkcaldy
Leven
Buckhaven
Methil
Lochgelly
Cowdenbeath
Dunfermline
Rosyth
Forth Crossing
Kinghorn
Burntisland
Aberlady
Gullane
Dirleton
North Berwick
Haddington
Prestonpans
Cockenzie
Port Seton
Musselburgh
Tranent
Dalkeith
Gorebridge
Penicuik
Loanhead
Currie
Balerno
Juniper Green
Colinton
Slateford
Corstorphine
Cramond
Queensferry
South Queensferry
Kirkliston
Ratho
Newbridge
Edinburgh Airport
Dalmeny
Port Edgar
Cramond Island
Inchcolm
Aberdour
Burntisland
Kinghorn
Kirkcaldy
Dysart
Wemyss Bay
Gourock
Port Glasgow
Greenock
Inverkip
Wemyss Bay
Largs
Millport
Great Cumbrae
Little Cumbrae
Fairlie
Ardrossan
Saltcoats
Stevenston
Irvine
Troon
Prestwick
Ayr
Girvan
Ballantrae
Stranraer
Portpatrick
Port William
Newton Stewart
Wigtown
Whithorn
Isle of Whithorn
Garlieston
Kirkcudbright
Dalbeattie
Castle Douglas
Gatehouse of Fleet
Creetown
Newton Stewart
Wigtown
Whithorn
Isle of Whithorn
Garlieston
Kirkcudbright
Dalbeattie
Castle Douglas
Gatehouse of Fleet
Creetown
Moffat
Beattock
Abington
Douglas
Lanark
Carnwath
Carluke
Forth
West Linton
Romannobridge
Peebles
Innerleithen
Galashiels
Selkirk
Melrose
Jedburgh
Hawick
Kelso
Coldstream
Berwick-upon-Tweed
Duns
Eyemouth
Dunbar
North Berwick
Haddington
Musselburgh
Tranent
Dalkeith
Gorebridge
Penicuik
Loanhead
Currie
Balerno
Juniper Green
Colinton
Slateford
Corstorphine
Cramond
Queensferry
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Greenock
Inverkip
Wemyss Bay
Largs
Millport
Great Cumbrae
Little Cumbrae
Fairlie
Ardrossan
Saltcoats
Stevenston
Irvine
Troon
Prestwick
Ayr
Girvan
Ballantrae
Stranraer
Portpatrick
Port William

ISLAY
JURA
PAPS OF JURA
SOUND OF ISLAY
Port Askaig
Port Ellen
Bridgend
Bowmore
Portnahaven
Port Charlotte
Bunnahabhain
Caol Ila Distillery
Craighouse
Feolin Ferry
Islay Airport
Kintra
Kilchoman
Bruichladdich
Ballygrant
Keills
Knockrome
Lagg
Gate House
Jura House
Cabrach
Ardfernal
Leargybreck
Glenegedale
Kildalton Cross
Ardmore Point
Rhinns of Islay
Mull of Oa
Rhinns Point
McArthur's Head
Carraig Mhòr
Ardtalla
Port Wemyss
Claddach
Ellister
Lossit
Nerabus
Laggan
Laggan Point
Knockangle Point
Rubha Mòr
Port Ellen
Whisky Distilleries
Lagavulin
Ardbeg
Dunyvaig Castle
Eilean Imersay
Eilean Bhride
Rubha na Gainmhich
Eilean a' Chùirn
Eilean Craobhach
Kildalton House
Texa
Carraig Fhada
Rubha na Mèise Bàine
Rubha nan Leacan
Port an Eas
Ineraval
Risabus
Lower Killoyan
Upper Cragabus
Middle Cragabus
Lower Cragabus
Cornabus
Glenastle
Leorin
Hotel
Islay House
Redhouses
Esknish
Emeraconart
Kilmeny
Daill
Blackrock
Conisby
Bruichladdich Distillery
Kilchiaran
Tormisdale
Port Charlotte
Coull Farm
Coul Point
Braigo
Ballinaby
Carnduncan
Aoradh
Craigens
Gruinart Flats
Gruinart
Sanaigmore
Kilnave
Ardnave
Killinallan
Loch Gruinart
Loch Gorm
Loch Indaal
Loch Finlaggan
Loch Ballygrant
Loch Laidon
Loch Lossit
Loch Beinn Uraraidh
Loch Leathan an Sgorra
Loch Kinnabus
Loch Allan
Loch Lussa
Loch Lesgamail
Loch an Aircill
Loch a' Chnuic-Bhric
Loch na Mile
Port Gleann na Gaoith
Port Mòr na Carraig
Port Ailsaig
Port na Birlinne
Port Dorch a' Chrotaim
Eilean Garbh
Eilean Mòr
Eilean Beag
Nave Island
Rubha Bholsa
Rubh' Aird na Sgitheich
RUBH' A' MHAIL
Rubha' a' Chamais
An Dùnan
Skervuile Lighthouse
Small Isles
Na Cùiltean
Am Fraoch Eilean
Glas Eilean
Brosdale Island
Rubha na Tràille
Jura Forest
Gleann Astaile
Gleann Uilleim
Gleann Ledra
Allt nan Alrigheach
Allt na Glo
Abhainn Gleann Ruthermaderal
Corran River
Kilennan River
Laggan River
Duich River
Glenegedale River
Claggain River
Kinnabus River
Kintra River
Port Askaig River
Islay Airport
Ardmore Ho
Kintour
Claggain Bay
Aros Bay
Laggan Bay
Port Mòr
Port Wemyss
Orsay
ISLE OF GIGHA
Eilean Garbh
West Tarbert Bay
East Tarbert Bay
Tarbert
Craig
Ardminish
Ardminish Bay
Craro Island
Gigalum Island
Cara Island
Mull of Cara
Gròb Bàgh
Drumyeon Bay
A' Chleit
2 hrs
20 min
A846
A847
B8018
B8017
0
10 km
20 km
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Bogh Mòr / Bowmore
PO
THE GLEBE
CEOL NA FAIRGE
BROOM HILL
ELDER CRESCENT
BEECH AVENUE
HAWTHORN LANE
WILLOW BANK
BIRCH DRIVE
IAMIESON STREET
SCHOOL STREET
SCHOOL LANE
FLORA STREET
HIGH STREET
Hospital
GORTAN VOGIE ROAD
HILLSIDE
STANALANE
MOSS ROAD
Education Facility
SEALLADH LOCH NA DALA
SEALLADH NA MARA
Steam Mill House
0
250 m
500 m
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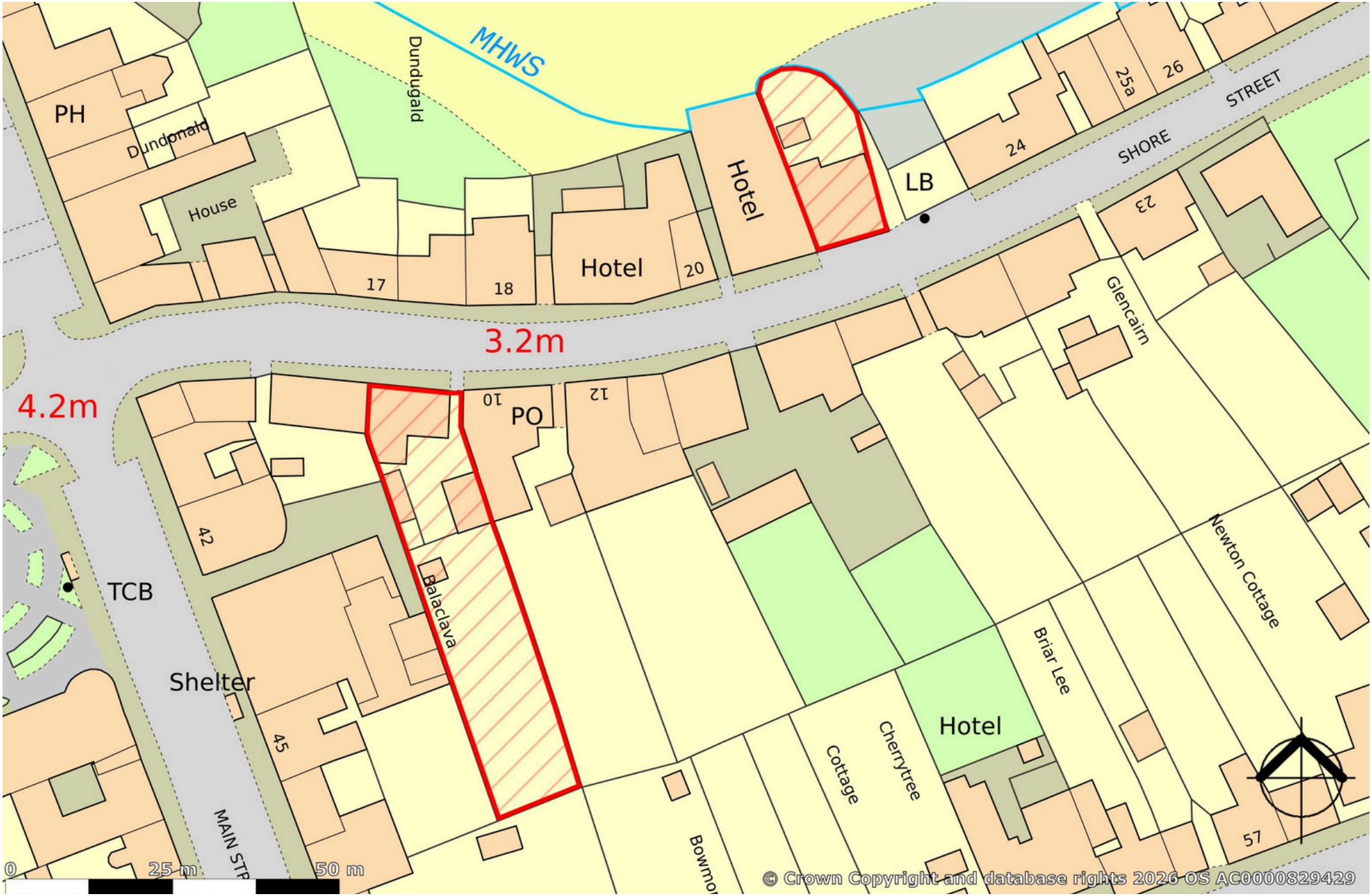
MHWS
Dundugald
PH
Dundonald
House
17
18
Hotel
20
Hotel
LB
24
25a
26
SHORE
STREET
23
Glencairn
3.2m
4.2m
10
PO
12
42
Balaclava
TCB
Shelter
45
MAIN STR
Newton Cottage
Briar Lee
Hotel
Cherrytree
Cottage
57
0
25 m
50 m
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PRICE

Leasehold

Peatzeria: Offers Around £50,000. The price will include the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, being sold complete as a going concern. Stock in trade will be sold separately at valuation on the completion date of the sale.

Heritable (Freehold)

Peatzeria: The price will include the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, being sold complete as a going concern. Stock in trade will be sold separately at valuation on the completion date of the sale.
Tarbert House: The price will include the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment. Stock in trade, if any, will be sold separately at valuation on the completion date of the sale.

VIEWING ARRANGEMENTS

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
40 Torphichen Street
Edinburgh, EH3 8JB

To arrange a viewing please contact:

KATIE TAIT
Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

MAX WALLACE
Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790

GRAHAM SIBBALD

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Date published: **June 2026**
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