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THE GALLEON BISTRO, POST OFFICE BRAE, TOBERMORY, ISLE OF MULL PA75 6NT

FOR SALE

- OFFERS OVER £200,000
- 1,016 FT²
- PRIME TOURIST LOCATION
- APPROXIMATELY 30 COVERS
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- ALCOHOL LICENCE

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LOCATION

Tobermory is the picturesque capital of the Isle of Mull, renowned for its colourful waterfront, bustling harbour, and friendly community. The town offers an excellent range of local amenities, including shops, cafés, restaurants, a supermarket, healthcare facilities, and primary and secondary schooling.

Surrounded by stunning coastal scenery, Tobermory is an ideal base for enjoying the island's renowned walking, sailing, fishing, and wildlife, with regular ferry connections providing access to the mainland. Combining natural beauty with a vibrant community, Tobermory is a highly desirable location for both permanent living and holiday homes.

The subjects are located on the western side of Post office Brae close to the Main Street.

DESCRIPTION

The subjects comprise a licensed ground floor restaurant of a mid-terraced building of brick construction and a rendered finish surmounted by a pitched and slated roof.

Internally the property provides a dining area for approximately 30 covers, a small bar and servery area, male and female toilets, cellar and a fully equipped commercial kitchen with extraction, preparation areas, refrigeration and catering equipment.

The property benefits from being fitted out to a high standard.

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PROPOSAL

Offers over £200,000 are invited for the heritable interest.

BUSINESS

Occupying an attractive position close to the town's iconic waterfront, the bistro benefits from a prominent location in one of Scotland's most popular island destinations. The business has built a strong reputation for its welcoming atmosphere, quality dining experience and focus on locally sourced Scottish produce.

The Galleon Bistro has traded under the current ownership since August 2021 and has established an excellent reputation, supported by consistently positive customer reviews praising the quality of the food, welcoming atmosphere and friendly service.

The premises offer a characterful and inviting setting, providing an excellent platform for an owner operated business or ambitious new owner to continue developing a successful hospitality business. Tobermory attracts a strong mix of local customers, holidaymakers and returning visitors, creating significant seasonal trading potential.

EPC

A copy of the EPC will be available upon request.

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RATING

Rateable Value £10,700.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

94.4m²/1,016ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Argyll and Bute Council Planning Department.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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