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THE ISLAY HOTEL PORT ELLEN ISLAY

CHRISTIE & CO

KEY INVESTMENT HIGHLIGHTS



World renowned Whisky island location –
“Queen of the Hebrides”



Visit Scotland 4* rating



9 working distilleries currently, 2 more with visitor centres
under construction - many within walking distance of the hotel



Prime Port Ellen harbourside location adjacent to
Marina and Ferry with airport a short drive



High quality sustainable boutique hotel –
new build opened 2011



Easily accessible with daily flights to Glasgow International
and frequent ferry services



Highly profitable



Restaurant, bar and function facilities



13 fabulous boutique bedrooms



Thriving tourist trade driven by whisky, birdwatching,
golf and fishing



Capacity to add at least 8 additional rooms with possible spa
by redevelopment of outbuildings and also expansion of
outside garden space



Annual Whisky “Feis Ile” Festival attracts global audience



WHISKY BAR

OVERVIEW

The Islay Hotel is a rare opportunity to purchase a purpose built high quality hotel with excellent eco features at the heart of the "Queen of the Hebrides". With daily flights from Glasgow International Airport, regular flights from Oban and ferry services (which are being significantly expanded in the coming years) to two island terminals Islay is a very accessible upscale international tourist destination. The island is at the forefront of some leading renewable energy initiatives.

The hotel was developed over several years to the highest standards by the current owners and opened in October 2011. It has traded very profitably and built an excellent reputation amongst the international visitor community as well as the island population.

Its location in the centre of the major island village of Port Ellen makes it a centre point of the island's tourist trade. The ability to walk to nearby globally renowned distilleries as well as road access to the wider island attractions and airport means it is one of the islands leading hotels.

The original partners who developed the hotel are now looking to retire and allow new owners to take forward the hotel on its next development phase.

THE ISLAND



Islay is the fifth largest Scottish island with a total area of circa 620 sqkm. Whilst only a short flight from Glasgow International Airport Islay has a milder climate than the Scottish mainland due to the influence of the gulf stream.

As well as tourists visiting for whisky, golf, walking and cycling the island is also known for winter visiting barnacle geese - Greenland white-fronted geese as well as other variants of the species.

The extensive variety of birdlife has made the island popular with bird watchers as well as fishing enthusiasts and those looking for deer shooting.

In addition, 2 new distilleries with visitor centres are planned to open in 2023 – Port Ellen and Portintruan and a Rum distillery has just opened. All within walking distance from the Islay Hotel.

Whisky is a major force in island employment and tourism with the 9 working distilleries being:

• Ardbeg • Ardnahoe • Bowmore • Bruichladdich • Bunnahabhain • Caol Ila • Kilchoman • Lagavullian • Laphroaig



THE HOTEL



Comprises main reception area with street access;

WHISKY BAR/DINER

CAPACITY 50

HOTEL RESTAURANT

CAPACITY 120 WITH 2 SITTINGS

ENCLOSED GARDEN WITH SEATING

CAPACITY 40+



BEDROOMS



13 ensuite bedrooms of a premium standard.

The bedroom inventory comprises:



5 Platinum rooms

includes:
2x Double or Twin.
1x Triple which can be 3 singles or superking and single.
2x Family/Quads or less both of which have the capacity for 4 people in various formations - These are the largest rooms in the hotel.



4 Gold rooms

superking or twin beds



4 Silver rooms

includes:
2x double or twin
2x double

Two rooms are designed as accessible with an 8 person lift serving the ground and first floor which allows level wheel chair access to the restaurant, accessible toilet and first floor bedrooms.
At basement level there is a further large room which could provide further function or other facilities.







POTENTIAL DEVELOPMENT



There are substantial old stone outbuildings to the rear of the hotel which formed part of the original site the majority of which was demolished to allow for development of the new hotel. These outbuildings historically had planning for 8 bedrooms and additional space then envisaged as a spa area. These buildings are currently only used for rough storage and would allow a new owner to develop Phase 2 of the hotel.

Drainage and ducting for services have been laid to facilitate any redevelopment.

SUSTAINABILITY CREDENTIALS



Ground source heating system (with provision for remote monitoring) for the entire hotel with individual room thermostats and provision made for redevelopment of the outbuildings on the same system. 8 boreholes sunk to approx. 120m. Underfloor heating is provided throughout with some electric radiators provided.

LED lighting throughout and 3 phase electricity powers induction hobs in the main kitchen to ensure efficiency (the island does not have mains gas).

A rainwater collection system was included and requires only minor works to become operational.

EPC



Current rating: E

Reference: 2140-3765-5120-0900-7025

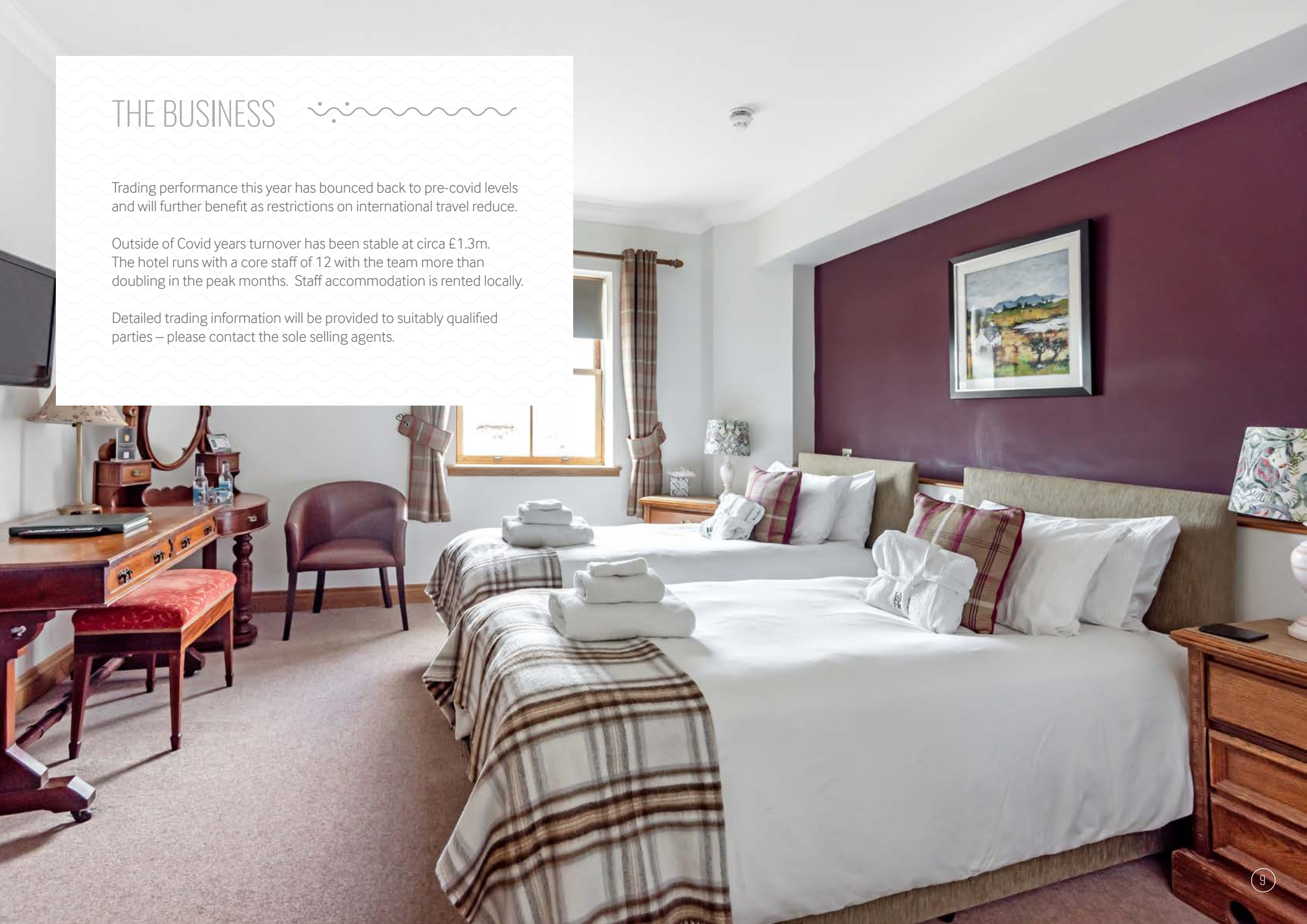
THE BUSINESS



Trading performance this year has bounced back to pre-covid levels and will further benefit as restrictions on international travel reduce.

Outside of Covid years turnover has been stable at circa £1.3m. The hotel runs with a core staff of 12 with the team more than doubling in the peak months. Staff accommodation is rented locally.

Detailed trading information will be provided to suitably qualified parties – please contact the sole selling agents.



TENURE

Freehold

RATEABLE VALUE

The rateable value is £27,000 from 1 April 2017.
Ref: 01/02/A31560/0018



FURTHER INFORMATION

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