

FEATHERS INN

Cross Street, Campbeltown, PA28 6HU

FREEHOLD: OFFERS OVER - £475,000 | REF: 6854116



KEY HIGHLIGHTS

- High Volume Wet Led Pub
- Strong Profits
- Situated in Town Centre
- Traditional Fit Out
- Beer Garden
- Energy Rating C

DESCRIPTION

A well performing public house situated in the heart of Campbeltown.

The property comprises of a public bar and separate lounge bar with outside seating to the front.

The business has been owned and operated by our clients for 40 years and are now selling for a genuine retirement.

LOCATION

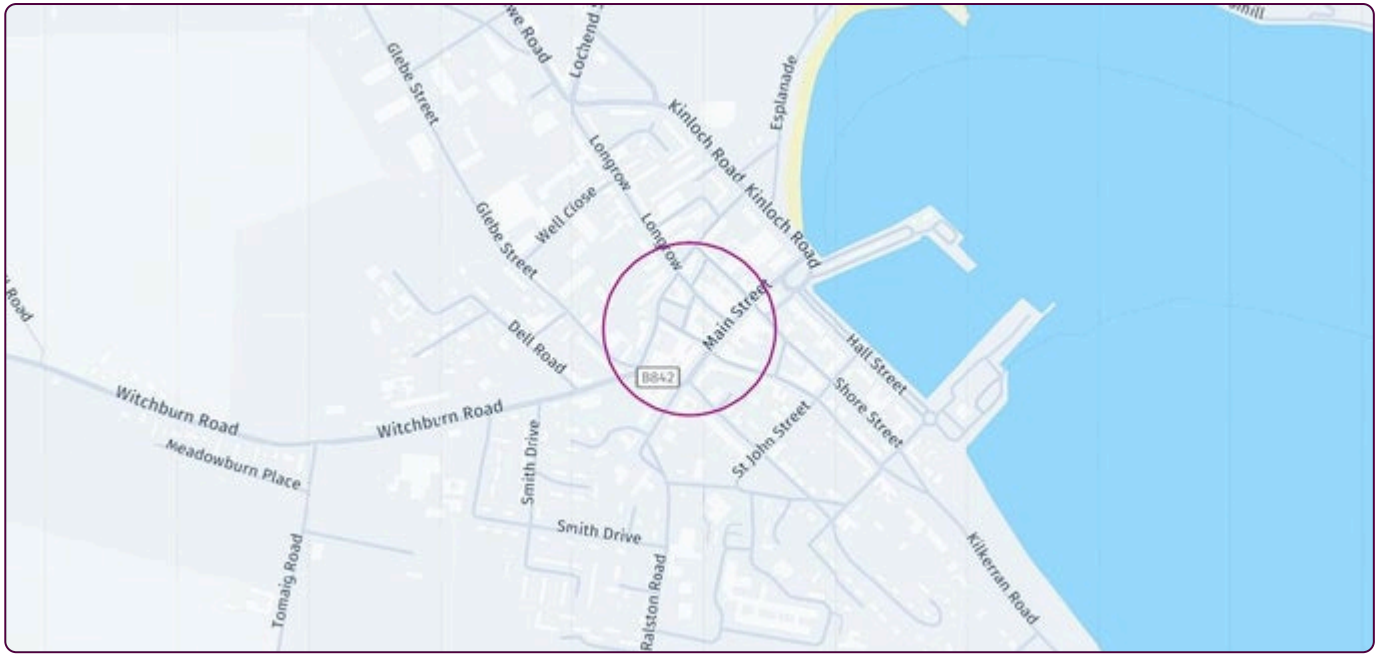
The Feathers Inn occupies a prominent position on Cross Street at Burnside Square, in the heart of Campbeltown and close to the town's main shops, amenities and waterfront.

The renowned Springbank Distillery and Campbeltown waterfront are both around a five-minute walk away, placing the business well to benefit from local and visitor trade.

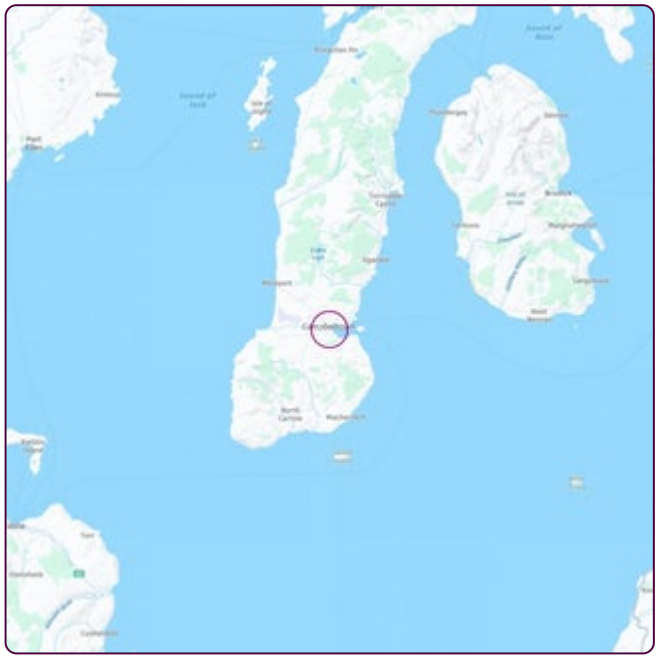
As the principal town serving the Kintyre Peninsula, Campbeltown attracts visitors throughout the year particularly those exploring the area's established whisky and tourism offering.

The town is also well regarded as a golfing destination, with the championship links courses of Machrihanish Golf Club and Machrihanish Dunes located approximately five miles west of the town. These celebrated courses draw golfers from across the UK and overseas, providing valuable visitor trade to local hospitality businesses.

Glasgow is around three hours by car with Campbeltown Airport situated approximately three miles from the property, offering regular scheduled flights to Glasgow, whilst direct Citylink coach services and the A83 trunk road provide convenient links to the wider Central Belt. As the principal town on the Kintyre Peninsula, Campbeltown serves as an important commercial, tourism and ferry hub, benefiting from a diverse year-round customer base.









THE OPPORTUNITY

Our clients have owned and operated the pub for 40 years and are now selling due to retirement. The business has always and continues to trade well boasting high profits and turnover. Although it is very popular with locals throughout the year, it is also extremely busy with tourists throughout the summer months.

Recent quiz nights and live music events have proven popular with locals, providing a strong platform from which a new owner can further develop the entertainment offering and increase footfall.

Our client has chosen to operate the business under management; however, an incoming purchaser may see an opportunity to take a more hands-on role in the day-to-day running of the business. The Feathers Inn is a free house, with trade generated entirely from wet sales.

The business has built an excellent reputation, evidenced by its 4.5-star rating across Facebook and Google, together with a strong social media presence of approximately 1,400 followers.

INTERNAL DETAILS

The Feathers Inn is arranged to provide two distinct customer trading areas comprising a traditional public bar and a separate lounge bar, both served by a centrally positioned bar servery. The public bar is located to the left-hand side of the premises and offers a dedicated drinking area with informal seating, while the lounge bar provides a larger and more versatile trading space with perimeter booth seating and loose tables throughout.

The central serving counter creates an efficient operating layout allowing staff to serve both trading areas from a single point. Customer WC facilities are situated to the rear of the lounge bar and comprise separate male and female toilets.

A customer entrance is provided directly from Cross Street into each of the principal trading areas benefitting from an external licensed seating area to the front. The main bar and lounge have extensive timber panelling, polished hardwood flooring, exposed stonework features and upholstered perimeter booth seating, creating a welcoming and authentic pub atmosphere.

ANCILLARY AREAS

A beer cellar, spirit store and general store located to the rear of the premises, providing excellent storage.




THE
FEATHERS
BIG APPLE



TRADING HOURS

Monday to Sunday
11.00am to 1.00am

STAFF

TUPE will apply to the sale.

FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items). A full inventory will be provided after a sale has been agreed.

TRADING INFORMATION

Full Trading Profit & Loss Accounts will be provided to interested parties after a formal viewing. You may be required to sign an Non-Disclosure Agreement (NDA).

EXTERNAL DETAILS

The property occupies the ground floor of an attractive traditional building with a painted white façade and contrasting dark detailing. The pub frontage incorporates large multi-pane windows and a prominent entrance, providing good visibility from the street.

External tables and seating are positioned immediately outside the premises, adding to the pub's presence and providing a small outdoor drinking area.



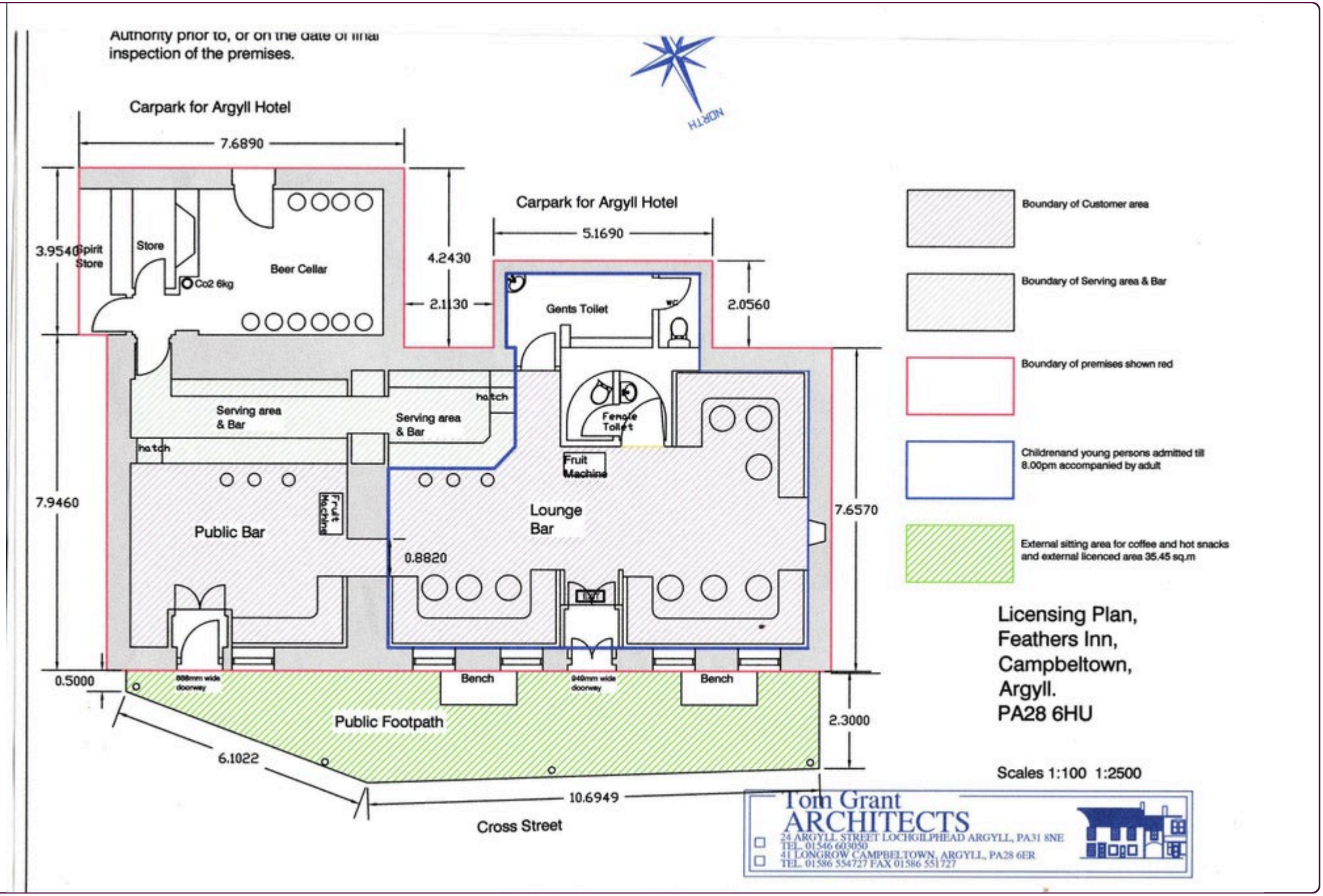
REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £19,900. Confirmation of actual rates payable can be obtained from the local Authority.




Authority prior to, or on the date of final inspection of the premises.
Carpark for Argyll Hotel
7.6890
3.9540
Spirit Store
Store
Co2 6kg
Beer Cellar
4.2430
2.1130
Carpark for Argyll Hotel
5.1690
Gents Toilet
2.0560
Serving area & Bar
hatch
Serving area & Bar
hatch
Fruit Machine
Female Toilet
7.9460
Public Bar
Fruit Machine
Lounge Bar
7.6570
0.8820
0.5000
888mm wide doorway
Bench
949mm wide doorway
Bench
Public Footpath
2.3000
6.1022
10.6949
Cross Street
Boundary of Customer area
Boundary of Serving area & Bar
Boundary of premises shown red
Childrenand young persons admitted till 8.00pm accompanied by adult
External sitting area for coffee and hot snacks and external licenced area 35.45 sq.m
Licensing Plan,
Feathers Inn,
Campbeltown,
Argyll.
PA28 6HU
Scales 1:100 1:2500
Tom Grant
ARCHITECTS
24 ARGYLL STREET LOCHGILPHEAD ARGYLL, PA31 8NE
TEL. 01546 603050
41 LONGROW CAMPBELTOWN, ARGYLL, PA28 6ER
TEL. 01586 554727 FAX 01586 551727

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



TONY SPENCE
Director - Hospitality
T: +44 7546 698 684
E: tony.spence@christie.com

CHRISTIE & CO