

**TO LET / FOR SALE – AVAILABLE TOGETHER OR SEPARATELY**

A Turnkey Hospitality Business with Established Reputation



**Peatzzeria & Tarbert House**

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

Rent – Offers Around £25,000 pa – Peatzzeria

Offers Around £20,000 pa Tarbert House // Premium – Offers Around £50,000 - Peatzzeria

Find out more at [www.g-s.co.uk](http://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

Current Rateable Value - £7,400 (1st April 2023)

Proposed Rateable Value - £7,400 (1st April 2026)

### Tarbert House

Current Rateable Value - £6,400 (1st April 2023)

Proposed Rateable Value - £6,400 (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.

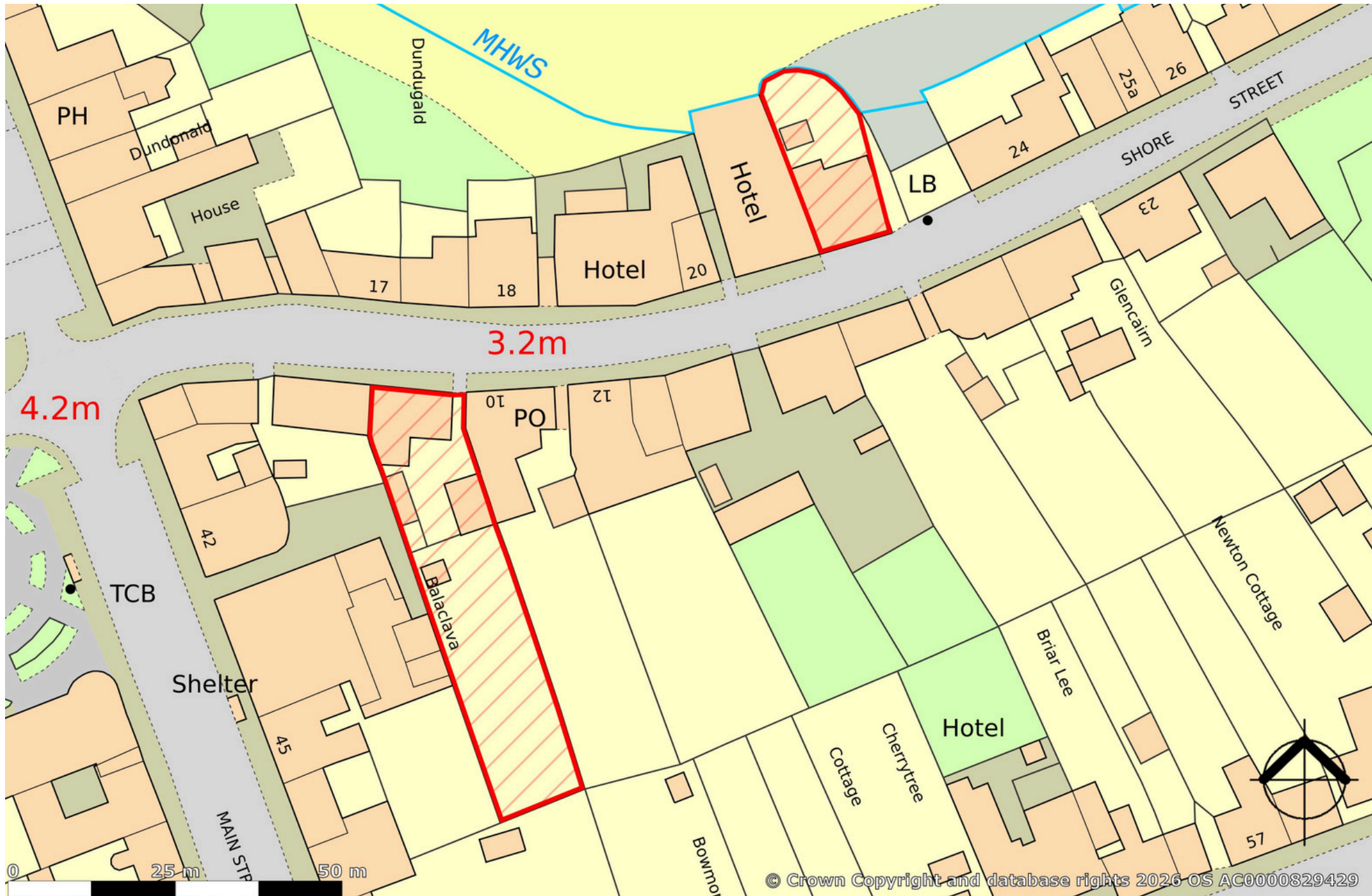








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## PRICE

### 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

Chartered Surveyor - Hotel + Leisure  
katie.tait@g-s.co.uk  
07500 423 941



#### LIBBY SMITH

Agent - Hotel + Leisure  
libby.smith@g-s.co.uk  
07553 031 341



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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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.