



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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**Jac-O-Bite Restaurant & Studios, Ault A Chruinn, IV40 8HN.**

**Offers in the region of £325,000**

Mixed Use Commercial Premises

Located On A Busy Tourist Route

Commercial Kitchen

Two self-Contained Letting Studios

Oil Fired Central Heating

Ample Parking

## Description:

The Jac-O-Bite restaurant and studios is a substantial commercial premises ideally located on a busy tourist route affording stunning views across Loch Duich.

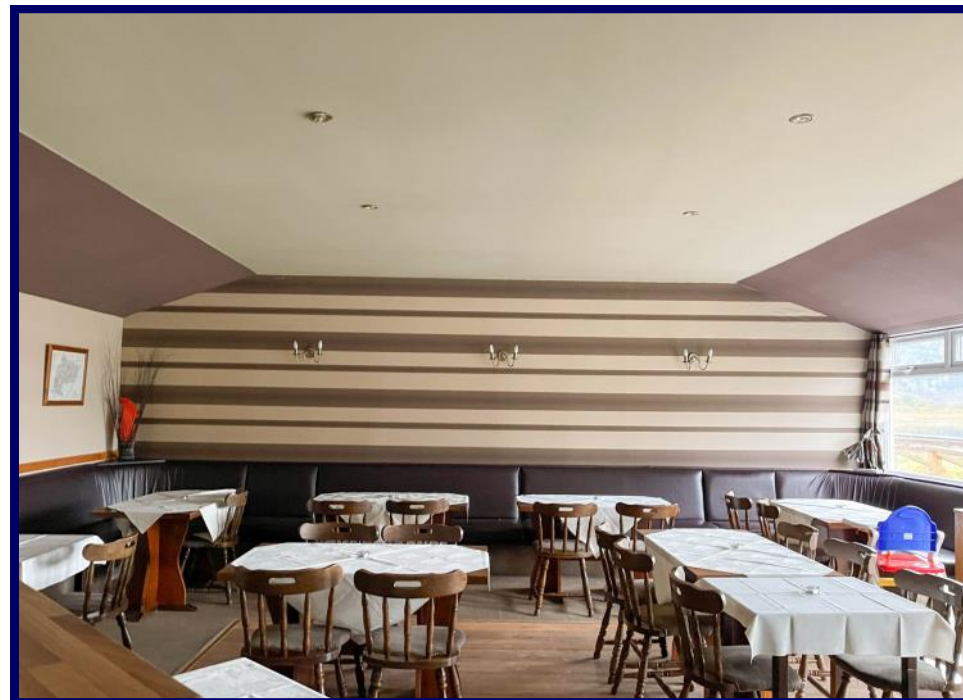
The premises is not currently trading but has previously been operated as a restaurant with the addition of two self contained letting units. The Jac-O-Bite is conveniently located on the busy A87 which generates a high volume of footfall and passing trade all year round. The property offers a variety of uses and is currently mixed-use comprising of a restaurant with guest accommodation.

The generous accommodation within is set out over one level and comprises of a bright and spacious bar and dining area, commercial kitchen, office, fridge store, bin store, store room and staff and customer WC facilities.

In addition to the restaurant is two modern self-contained letting studios providing additional revenue. The guest accommodation comprises of an open plan kitchen/living/bedroom area with en-suite shower room. Each studio has private entry and boast stunning views over Loch Duich.

Externally the property is set within a generous sized plot with ample customer parking provided to the front and rear of the property. The land to the right hand side of the property has full planning permission is in place for the erection of two holiday let units, granted on 11th December 2019 and is valid for 3 years. All documents can be viewed on the Highland Council Website [www.highland.gov.uk](http://www.highland.gov.uk), using the planning reference numbers 19/04455/FUL.

Viewing is highly recommended to appreciate the beautiful setting and the potential the premises has to offer.



## Room sizes:

### Ground Floor:

**Dining Area:** 7.63m x 7.03m (25'00" x 23'00")

**Kitchen:** 8.00m x 3.80m (26'03" x 12'06") at max.

**Hallway:** 3.34m x 1.72m (10'11" x 5'07") at max.

**Office:** 2.17m x 1.90m (7'01" x 6'02")

**Fridge Store:** 3.21m x 2.58m (10'06" x 8'05")

**Staff W.C:** 1.67m x 0.87m (5'05" x 2'10")

**Bin store:** 3.76m x 1.93m (12'04" x 6'04")

**Hall:** 5.03 x 2.50m (16'06" x 8'02") at max.

**Store Room:** 2.98m x 2.45m (9'09" x 7'00") at max.

**Ladies W.C:** 1.61m x 1.94m (5'03" x 6'04")

**Mens W.C:** 1.95m x 1.38m (6'04" x 4'06")

**Disabled W.C:** 1.98m x 1.49m (6'06" x 4'10")

**Studio One:** 7.06m x 3.69m (23'02" x 12'01") at max.

**En-Suite:** 1.79m x 1.76m (5'10" x 5'09")

**Shower Room:** 9'00 x 5'04 (2.75m x 1.64m)

**Studio Two:** 7.06m x 3.27m (23'02" x 10'08") at max.

**En-Suite:** 1.79m x 1.51m (5'10" x 4'11")





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## Services:

Mains water and electricity. Drainage to septic tank. Oil Central Heating.

## Council Tax:

Business Rates

## EPC Rating:

TBC

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

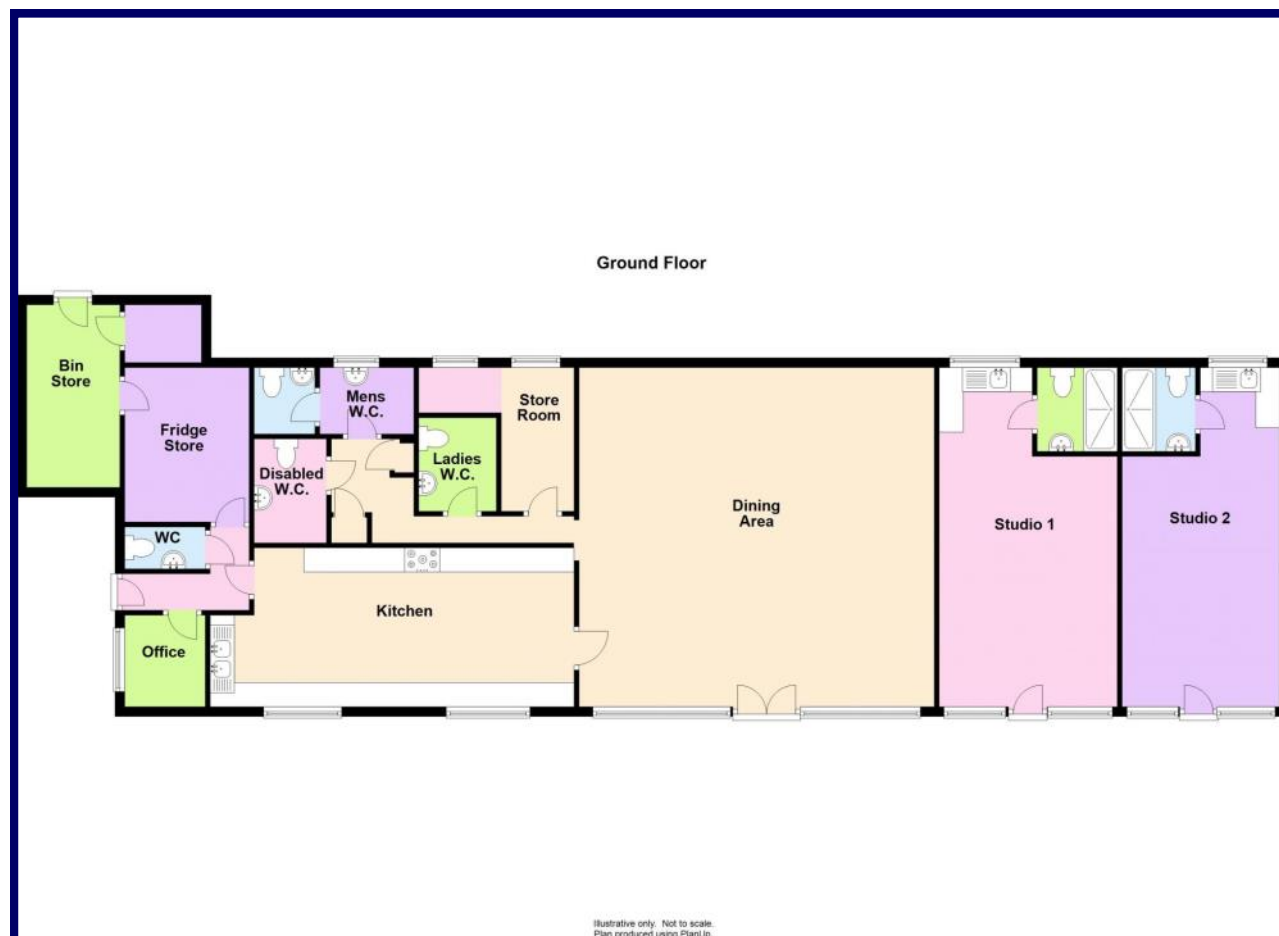
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From the A87 (coming from Inverness direction) take the right turn signposted Ault A Chruinn which is just before you reach the Shiel Causeway. Follow the road round sharply to the right and the restaurant is immediately on your right hand side, facing the A87.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

Portree Office: Bridge Road

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Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
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