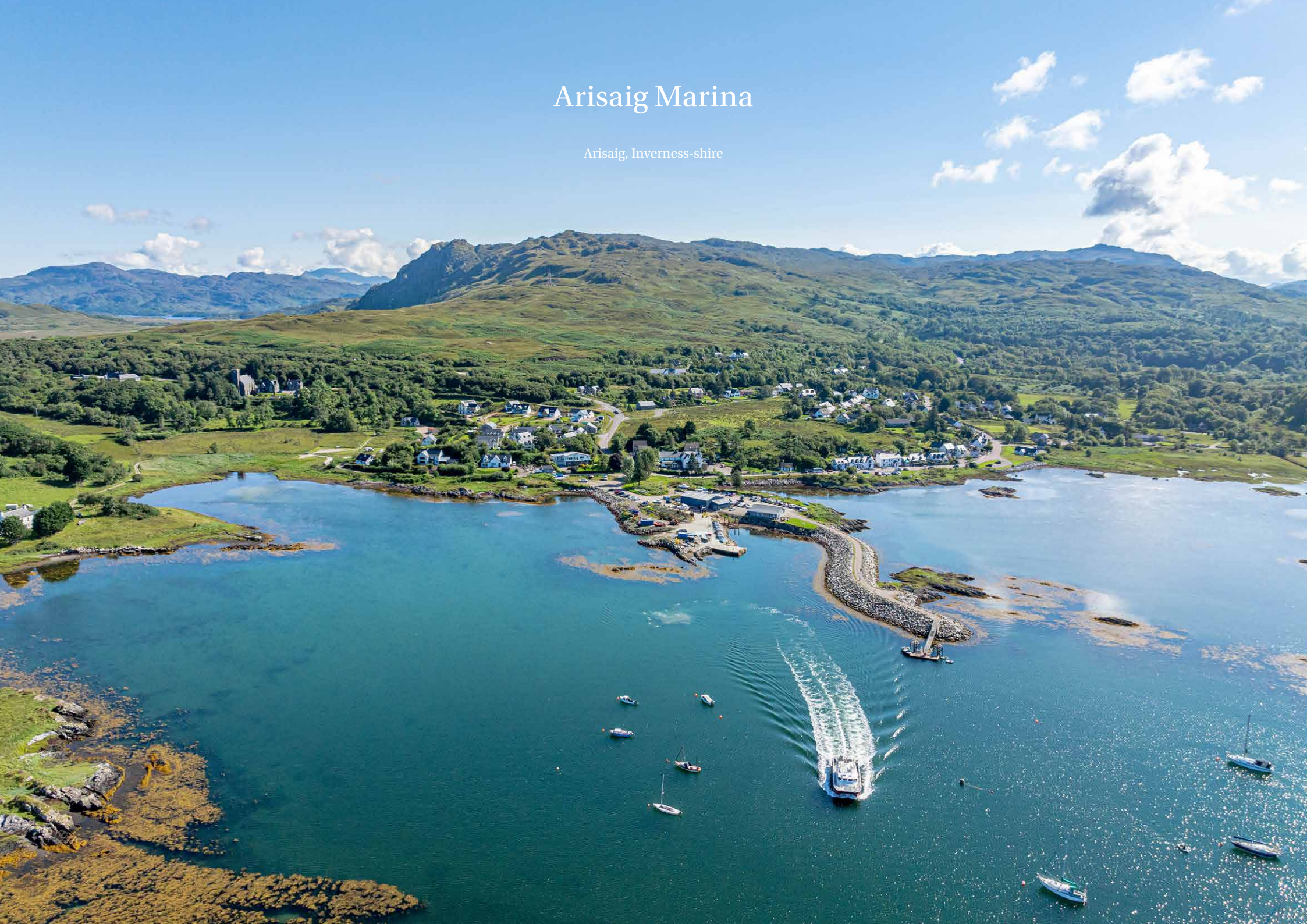


Arisaig Marina

Arisaig, Inverness-shire



A highly profitable trading marina business located in a stunning location of the Western Highlands

Arisaig Marina, Arisaig, Inverness-shire, PH39 4NH

Mallaig 7 miles, Fort William 35 miles, Inverness 97 miles,
Inverness Airport 130 miles, Edinburgh 123 miles

Features:

70 secure single point moorings suitable for vessels up to 15m length and 20 ton

10 light single point moorings for small sailing boats & rib craft

MV Sheerwater, MV Briscoe & Pennylopez nauticat 38

Pier and Jetty

3 Concrete slipways

Large storage and workshop building

Café/gift shop and offices

Hardstanding area for up to 70 yachts

Further development opportunities







Situation

Located on the northwest coast of the Highlands, in an area renowned for its unspoilt beauty and white sandy beaches, the scenic village of Arisaig offers a good range of day-to-day amenities including a well-stocked village store, Post Office, hotel, churches, restaurants, a public house, visitor centre with museum, marina, golf course and popular primary school.

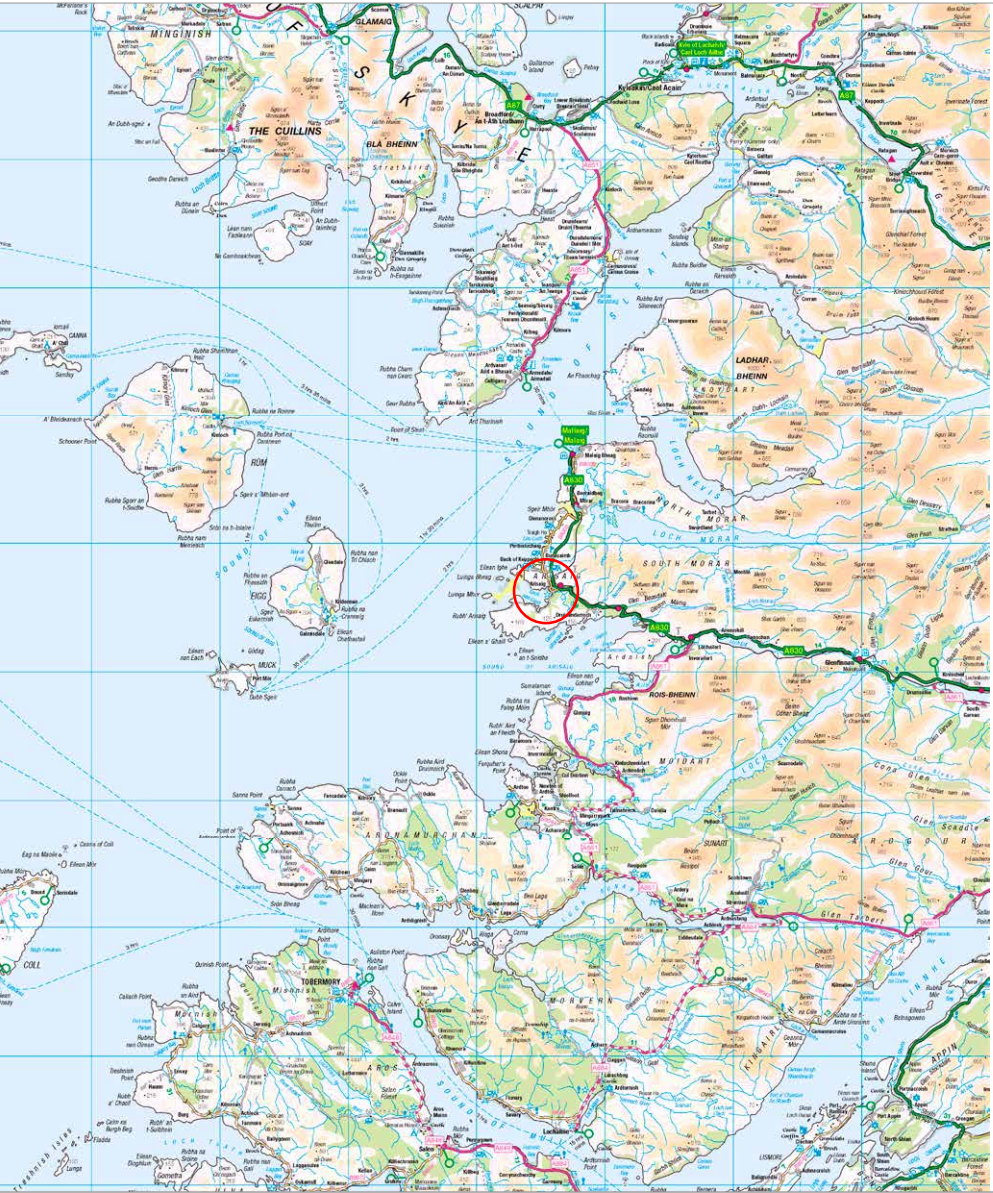
The nearby port town of Mallaig offers more comprehensive facilities including supermarket, independent shops, cafés and restaurants, hotels, a bank, medical centre, community-run leisure centre, primary and secondary schooling, several public houses and a ferry service to the Isle of Skye. More extensive amenities are available in Fort William, accessible by the village's bus route.

Despite its scenic location, transport links are excellent: the property enjoys easy access to the A82 Glasgow to Inverness road and to Inverness Airport which offers a wide selection of domestic and European flights, while the village benefits from a passenger ferry to the small isles of Eigg, Muck and Rhum, a daily bus service to Fort William and surrounding areas and a station offering regular

services to Fort William and on to Glasgow Central, with its onward connections to major regional and national centres.

The quality of sailing off the west highland coast and Inner Hebrides is of world renown and after leaving the Loch nan Ceall channel, there is open water to the North, South and West with the Inner Hebridean Islands of Eigg, Muck, Rhum, Canna

and Skye close by. To the south lies the Ardnamurchan Peninsula and the Isle of Mull, Coll and Tiree. The property is therefore perfectly placed for sailing enthusiasts to explore much of the west coast.



Arisaig Marina, Arisaig, Highland, PH39 4NH

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Description

Arisaig Marina lies on Loch nan Ceall and extends from Arisaig village public road entrance to the breakwater and pier/jetty at the far end. The marina is extremely popular with return seasonal sailors and those looking to moor their vessel securely short or long term to break up their sailing voyage. The Marina is well sheltered from all North, South and West prevailing winds and located at the head of Loch nan Ceall and provides an ideal safe and secure location for mooring and berthing. There is adequate parking facilities for customers and ferry passengers during the peak season and additionally in the winter months the area is utilised for storage of motor boats & Yachts.

The takeaway café and gift shop are popular with yacht owners, local trade and tourist visitors to the area. The marina trades extremely well benefitting from a range of profitable income streams with further development potential still possible.



Visitor Moorings, Berthing & Storage

Arisaig Marine has 45 seasonal moorings, and 25 additional moorings available for short to medium terms stays within the bay at Loch nan Ceall. The moorings are suitable for yachts and motor vessels up to 20 tonne. They are available for returning seasonal vessels and new clients each year wishing to base their vessel in Arisaig and discover the spectacular sailing ground along the Northwest Highland coastline.



Pier, Jetty, Slipways & Hardstanding

There is a jetty located at the end of the causeway for vessels to load and unload crew / luggage etc. The company utilises the jetty for safe passenger boarding and disembarking for all company vessels, visiting yachts can take on board fresh water from this location. There are 3 concrete slipways located around the pier (1 slipway with permanent cradle which accommodates up to 40 Tonne vessels). The pier location is where the marine diesel tank is located and yachts can berth (tide dependant) to fuel direct into the vessel. Slipways are easily accessible for launch of small boats and larger vessels using the business, plant and machinery.

The hardstanding area can accommodate up to approximately 70 yachts during off peak season but also provides adequate parking for small boats and trailers during peak seasonal months.

Boatshed

There is a modern industrial/ storage building on-site which was constructed in 2008. The building is of conventional steel portal frame construction built to a clear internal height of circa 4.5m, rising to 6.5m to the underside of the ridge. The walls and roof are clad with composite profile metal sheet cladding and the roof incorporates translucent roof light panels. There is a large electrically operated roller shutter door to the front elevation with approximate opening dimensions of 6m wide x 4.90m high. The floor space extends to approximately 223.91 sq m (2,410 sq ft) and has been configured to provide a large clear span section used for boat repairs/ storage. There are two internal stores to the rear of the boatshed which currently house outboard storage for mooring holders and workshop space for carrying out minor repairs. A further store can be accessed externally which currently accommodates freezers for café produce.

There is a large mezzanine section above the rear stores which extends to approximately 46.85 sq m (504 sq ft) and provides an office, tearoom and open storage. There is 3-phase power and low energy LED high bay lighting.

Attached to the rear of the main building, there is a self-contained lean-to store of similar construction with roller shutter door access, built to a clear internal height rising from circa 2.90m to 4.25m and extending to 38.7 sq m (417 sq ft).

39 metered power points and water taps are located throughout the hardstanding area.





Takeaway Café & Giftshop

Located at the west side of the site is the café and giftshop which is a modern timber building set under a metal box profile pitched roof. The open plan gift shop and café has seating for approximately 15-20 at present but has capacity to seat 30 indoors. Outdoors to the side of the property there is seating for an additional 20-30 in good weather. The servery counter duplicates as the ticket office and location for boat trip enquiries.

There is well equipped commercial kitchen to the rear together with storage and office space.

This building houses two shower rooms, male & female toilets for customers and external access to laundry facilities for mooring holders. An additional small store can be accessed externally which currently permits yacht owners to leave or access outboard, oars etc if arriving out of hours.

The café is open Monday – Friday from 9am-4pm and from 9am-3pm on Saturday and Sunday. The café offers a good selection of snacks and light lunches, together with a wide selection of hot and cold drinks.

Fuel & Water

The marina provides fuel sales, and the company is a Registered Controlled Dealer of Oils. Freshwater water can be accessed on the jetty permitting vessels to fill directly into the boat. Both services are invaluable for visiting yachts and motor boats before they continue with their onward voyage.





***Small Isles Ferry Business –
MV Sheerwater & MV Briscoe***

Included in the sale of the business are the boats MV Sheerwater & MV Briscoe which provides transport for foot passengers to and from the spectacular small isles of Eigg and Muck with additional sailings to Rhum, Canna and Loch Coruisk on select Sundays throughout the summer months. Day trippers to these incredible islands have plenty of time on the island of their choice to explore the landscape, observe wildlife or just soak up the atmosphere of island life.

There is a full timetable published and tickets are available to book online on the marina website www.arisaig.co.uk the income for which is included in the company P&L turnover.

The vessels MV Sheerwater and MV Briscoe are also available for private charter all year round.

Sheerwater – MV Sheerwater is a purpose built passenger vessel which is MCA certified Class IV vessel with capacity of 80 passengers and offers a spacious seating area both indoors and outdoors. The Sheerwater operates seven days a week in peak season and 2-5 days per week in low season.

Briscoe – Is a Nelson38 Motorboat this vessel is MECAL coded and approved to carry 10 passengers and 2 crew. It has the capability to facilitate private charters along the stunning local coastline, has adequate deck space to accommodate fishing trips, paddleboards or just enjoy leisurely cruising around the small isles.

Nauticat 38 – ‘Pennylopez’
Currently under restoration, this is a further boat which is included in the sale of the business. This yacht is a beautiful vessel with berthing accommodation for 4 on board and has charter potential.





General

Services: Mains electricity, mains water supply, septic tank.

Tenure: The shoreside land is held under absolute ownership/heritable (freehold equivalent) title. A lease covering the moorings area is held between Arisaig Marine and the Crown estate from December 2021 for a period of 25 years. The annual rent is £3500 exclusive of VAT and mooring returns are submitted annually with each mooring laid having a rent payable of £60 each.

Possession: Vacant possession will be given on completion.

Trading Accounts: Full trading accounts are available to seriously interested parties after formally viewing the business.

Inventory: An inventory is available on request from the Joint Selling Agents.

Energy Performance Rating: Band B

Rateable Value: £20,000

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606. www.highland.gov.uk

Viewing: No direct approach may be made to the property. For an appointment to view please contact the Joint selling agents.

Sale Proposal: The property and business is for sale as a trading going concern. Offers are invited for the entire share capital of Arisaig Marine Ltd. Offers will also be considered on an asset sale basis.

Asking Price: Offers in excess of £975,000 are invited.

Offers: Offers are to be submitted in Scottish legal terms to the joint selling agents Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.



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