

# FOR SALE

## LICENSED HOTEL

Stunning hotel with panoramic views over Harray Loch

Long established business, with excellent trading history

Close to all of the main tourist attractions in Orkney and only a 15minute drive to the main towns of Kirkwall and Stromness

16 bedrooms, restaurant and bar, all set within beautifully landscaped gardens

Offers in Excess of £1,200,000



[CLICK HERE FOR LOCATION!](#)



## THE MERKISTER HOTEL, HARRAY LOCH, HARRAY, ORKNEY, KW17 2LF

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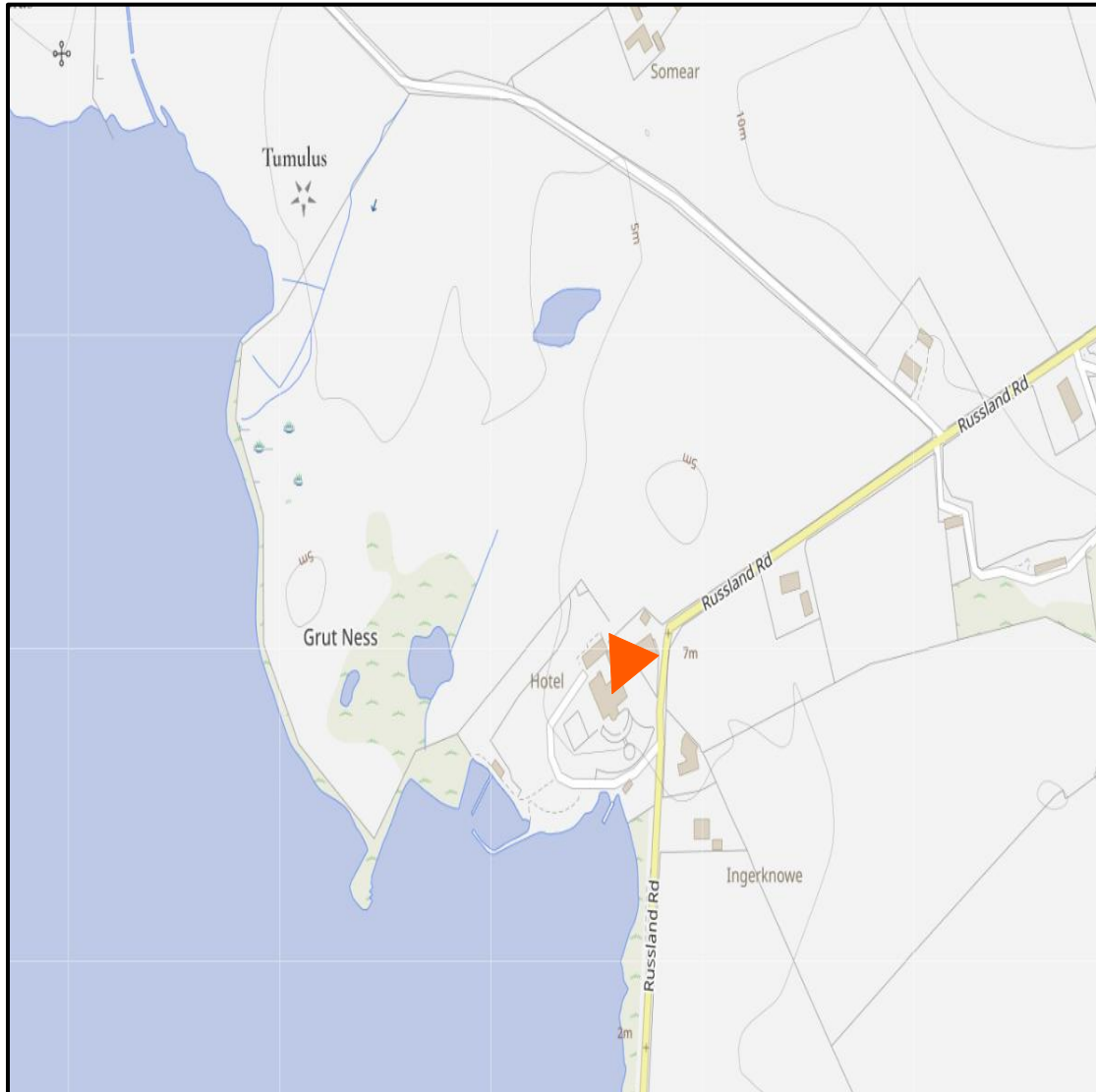






## Location

THE MERKISTER HOTEL, HARRY LOCH, HARRY,  
ORKNEY, KW17 2LF



Situated on the shores of Harray Loch on the mainland of Orkney, the hotel is only a 15 minute drive from the main towns of Kirkwall and Stromness and within close proximity to all of the main tourist attractions on the island to include Skara Brae, Maeshowe, the Brough of Birsay, the Standing Stones of Stenness, Ring of Brodgar, St Magnus Cathedral and many more.

The archipelago of the Orkney Islands are situated off the north coast of the mainland of Scotland. Orkney is 10 miles to the north of Caithness, being made up of a total of around 70 islands, 20 of which are inhabited.

The islands have a rich history, with their prehistoric and Norse heritage being the most prominent.

The Orkney Islands offer a wide range of outdoor activities to include walking, cycling, fishing and shooting and have a thriving local craft industry.

Orkney benefits from excellent ferry and air connections with mainland Scotland, to include a 1.5 hour ferry from Scrabster to Stromness and a 7-hour ferry from Aberdeen to Kirkwall. In addition, there are flights to Kirkwall from Glasgow, Edinburgh, Inverness, Dundee and Aberdeen. There are also multiple ferry and air connections between many of the islands of Orkney.



[CLICK HERE FOR LOCATION](#)



# The Detail

THE MERKISTER HOTEL, HARRY LOCH, HARRY, ORKNEY, KW17 2LF







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## Description

The Merkister Hotel comprises of a stunning licensed hotel with panoramic views out over Harry Loch and the surrounding countryside.

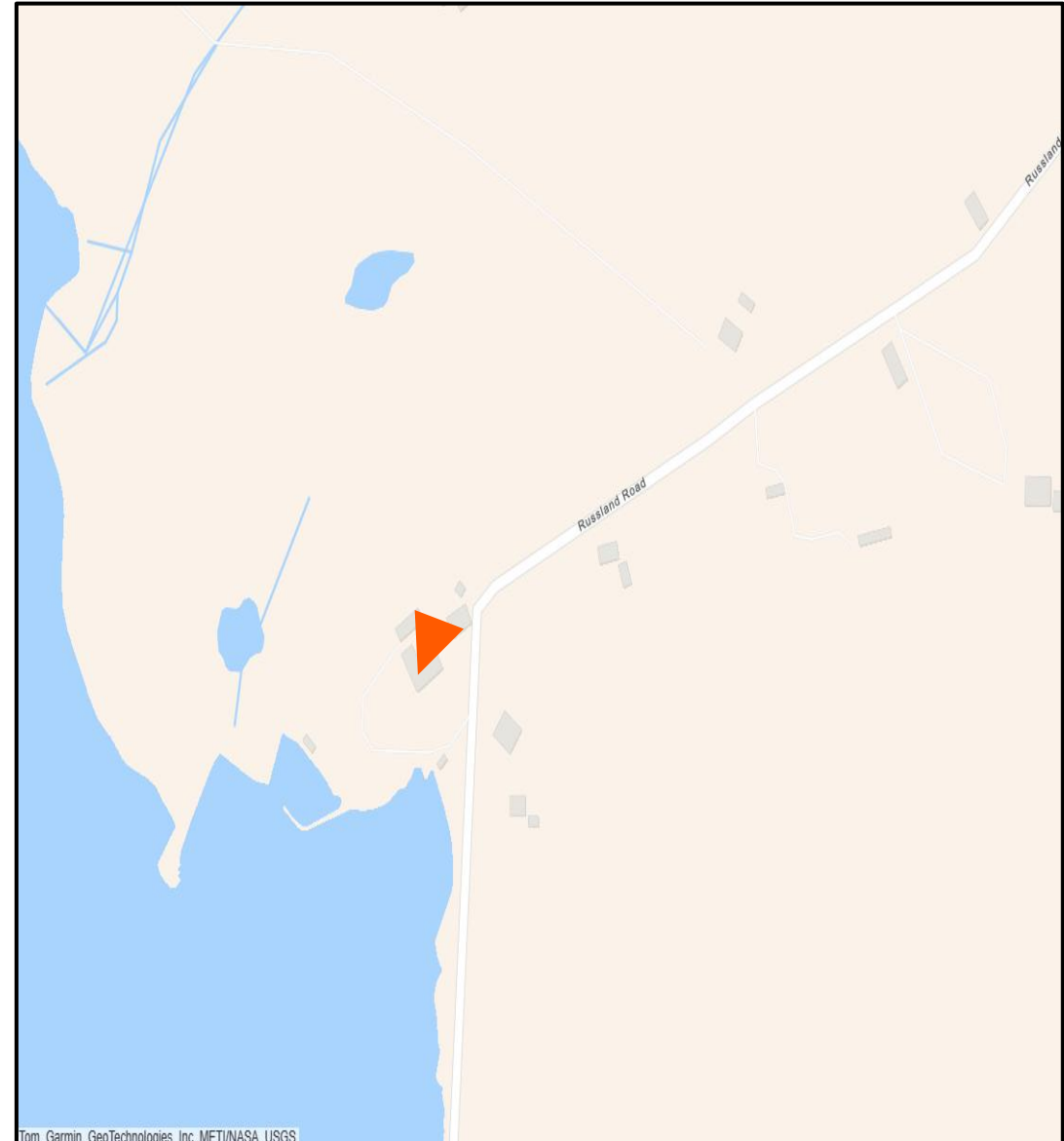
The hotel, in addition to a spacious restaurant and lounge bar, provides a total of 16 letting bedrooms, 3 of which are Garden Suites. All bedrooms are en-suite, with the exception of one room which has a private bathroom.

Other facilities include a Reception area, Resident's Lounge, fully fitted modern kitchen, laundry room and a variety of stores and other ancillary space.

All windows are double glazed and the hotel benefits from oil fired central heating and electric radiators to rooms, in addition to an LPG gas supply for cooking purposes.

The hotel also boasts its own Boat House on the shore of the Loch and 6 rowing boats, used for fishing on the Loch.

Although the hotel does not include private owners accommodation, a detached dwelling house situated directly adjacent to the hotel, could be purchased under separate negotiation if required.





## SALE PRICE

We are seeking offers in excess of £1,200,000 for our client's heritable interest in the property.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a rateable value of £45,000. The rate poundage for 2025/2026 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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