







- Thriving bar/restaurant, 4-bed house, and self-contained 2–3 bed unit in Leverburgh, Isle of Harris
- Established, well-reviewed operation with repeat local and tourist trade
- Dual income from Ardview House and The Bothy Cafe
- Prime location at ferry gateway and popular visitor stop on the Golden Road which is the main arterial route through Harris
- Separate flexible accommodation for family, staff, or additional letting
- Contemporary venue with upgraded facilities and strong community presence
- Clear potential to expand trading hours and develop the residential unit
- Excellent reputation for warm welcome, local produce, and homemade desserts
- Benefitting from excellent reviews, with Ardview House rated 4.7 on Airbnb and The Bothy Bar & Restaurant rated 4.7 on TripAdvisor and 4.5 on Google

Description

Set amidst the breathtaking landscape of the Isle of Harris, this exceptional opportunity combines a thriving, well-established bar and restaurant with superb residential accommodation. Alongside the business, the property includes a spacious 4-bedroom detached house and a self-contained 3-bedroom unit, offering flexibility for owners' accommodation, staff housing, or letting potential.

Perfectly positioned to capture the strong and growing tourist trade drawn to Harris' iconic scenery, beaches, and warm island hospitality, this business benefits from an enviable reputation and repeat custom from both visitors and locals.

This is a true turn-key operation, representing the ideal balance of business and lifestyle. It is equally suited to those looking to enter the hospitality sector or established operators seeking to expand their portfolio in one of Scotland's most desirable island locations.

Trade

Trading seasonally, the business benefits from two complementary income streams: Ardview House, a self-catering property accommodating up to 10 guests and holding an excellent 4.67 Airbnb rating, and The Bothy, a popular café-bar and restaurant close to the heart of Leverburgh.





The Bothy is highly regarded by visitors, achieving 4.7 on TripAdvisor and 4.5 on Google, and is well known for its welcoming atmosphere, use of local produce, and homemade desserts prepared daily. Opening hours are Tuesday to Thursday from 12:30–15:00 and 17:30–23:00, Friday and Saturday from 12:00–15:00 and 17:30–00:00, and Sunday from 12:00–16:30, with the business closed on Mondays. Both Ardview House and The Bothy enjoy an excellent reputation with visitors to Harris, while the overall operation offers significant scope for further development and expansion. Further details can be found at thebothyharris.com.

Staff

The business is operated by the owner with the support of two seasonal staff members. Staff are provided with tied accommodation, occupying the self-contained residential unit on site.

Reason For Sale

Having owned and successfully developed the business since 2015, the owner now wishes to relocate to the mainland, creating a rare opportunity for new operators to take on a well-established and thriving enterprise with significant potential for further growth.

Location

Leverburgh is a thriving village on the south coast of the Isle of Harris, perfectly placed at the heart of the island's growing tourism trade. As the ferry gateway to the Uists and wider Outer Hebrides, the village enjoys a steady flow of visitors, many of whom stop to explore its facilities and soak in the area's outstanding natural beauty.

Surrounded by some of Scotland's most iconic landscapes, Leverburgh lies within easy reach of world-famous beaches such as Luskentyre, Seilebost and Scarista, making it a natural draw for holidaymakers seeking adventure, relaxation, and authentic island experiences. The village also provides everyday essentials, including a shop, filling station, and café, alongside Leverhulme Memorial Primary School and a local GP practice, with secondary education available at Sir E. Scott School in Tarbert and hospital services in nearby Stornoway.

For buyers seeking a lifestyle change combined with a strong commercial opportunity, Leverburgh offers the ideal balance: a vibrant tourist market, essential local infrastructure, and the chance to operate a business in one of the UK's most spectacular and desirable destinations.





The Property

The Bothy Bar And Restaurant

The Bothy is a well-established, recently renovated café-pub in the heart of Harris, offering a rare opportunity to acquire a distinctive hospitality business. Set within a detached converted bothy with single-storey extension, the property extends to approximately 125m² and combines rustic charm with contemporary style.

The interior is bright and welcoming, with wooden floors, comfortable sofas, tables, bench seating and a feature wood burner creating a relaxed atmosphere. Large windows frame beautiful views of the surrounding countryside, while an adjoining bar and fully equipped commercial kitchen ensure the space is both practical and appealing. Modern customer facilities include male, female and accessible toilets with baby-change, complemented by oil-fired heating and dedicated parking.

In addition to its role as a café-bar, The Bothy also acts as a valued community hub. A popular feature is the "Bothy Book Swap," which encourages visitors and locals alike to pause, browse and share, reinforcing the venue's reputation as a friendly, welcoming meeting place.

Trading with regular daytime and evening hours, The Bothy enjoys a strong reputation for quality food, service and atmosphere, reflected in consistently positive reviews. Popular with walkers, cyclists, tourists and locals, it benefits from excellent roadside visibility with clear signage and branding. With an established customer base, strong community ties and growing visitor numbers, The Bothy represents a highly attractive business with clear potential for further development and expansion in a truly outstanding countryside setting.



Café/bar area	12.19m x 7.60m approx
Ladies toilet	3.67m x 1.69m approx
Male toilet	3.67m x 2.34m approx
Accessible Toilet	2.23m x 1.80m approx
Commercial Kitchen	6.97m x 3.29m approx

Ardview House

Set in an attractive elevated position, this detached four-bedroom recently renovated property offers flexible accommodation, making it equally well suited as a family home or a holiday let. Designed to accommodate up to ten guests, it combines practical modern living with the potential for personalisation.

The house is of traditional construction with a tiled roof and rendered walls, combining solid craftsmanship with a timeless appearance. Heating is provided by an oil-fuelled system together with a wood burner, ensuring warmth and comfort throughout the seasons.

A welcoming entrance porch leads into a spacious open-plan lounge and kitchen, creating the heart of the home. This bright, light-filled space is designed for modern social living, with a comfortable seating area and a well-equipped kitchen featuring all expected appliances. A central staircase rises directly to the first floor, enhancing the sense of openness and flow.

Extending to approximately 127m², the property offers generous accommodation with flexibility to suit a wide variety of uses — whether as a family residence, a holiday retreat, or a rental investment.

On the ground floor, a generously sized double bedroom benefits from an en suite shower room.



Upstairs, the first floor offers three further bedrooms. Bedroom one has its own toilet and sink, bedroom two is fitted with two single beds, and the master bedroom enjoys a further en suite shower room. A family bathroom with shower over the bath completes the accommodation.

Throughout, the property presents a clean, neutral décor that acts as a blank canvas for new owners to make their mark. Outside, Dordogne doors add character, and the overall layout ensures plenty of space for both relaxation and entertaining.

This property is a rare opportunity to acquire a versatile home with excellent holiday let potential, set in a desirable elevated position with scope to create a highly appealing destination for families or groups.

Ground Floor

Front porch	2.40m x 1.70m approx
Kitchen/diner/ sitting area	9.45m x 4.50m approx
Ground floor bedroom 1	4.57m x 3.98m approx
Ground floor Ensuite shower room	3.50m x 1.91m approx



First Floor

Bedroom 2	4.95m x 4.52m approx
Bedroom 2 Ensuite	2.28m x 1.70m approx
Bedroom 3	4.77m x 1.54m approx
Bedroom 4	4.50m x 3.60m approx
Bedroom 4 Ensuite	1.65m x 1.12m approx







Self Contained Unit

The current owners have added a detached, self-contained 2–3 bedroom unit, offering excellent potential to further enhance the business. Recently complete the unit is currently utilised as staff accommodation.

The layout comprises two well-proportioned bedrooms (the master with a full-length window), a contemporary fitted dining kitchen with appliances and seating area with back door, a lounge (which could serve as a third bedroom), and a modern shower room with heated towel rail.

Build from wood framed clad with corrugated plastic coated steel to match the Bothy, the building offers a modern aesthetic and a blank canvas for purchasers to finish to their own style. This flexible unit presents opportunities for additional letting, extended family use, or enhanced staff facilities.



Grounds

Ardview House, The Bothy Bar and Restaurant, together with the residential unit, are set within a plot of approximately 0.27 acres of mixed land. The site is defined by a traditional stone wall along the roadside boundary and benefits from a large, newly constructed car park providing ample guest and customer parking.

Services

The property benefits from electric cooking facilities, mains water and drainage. An oil-fuelled combi boiler delivers central heating via radiators and direct hot water. Wood-burning stoves are installed in both the Bothy and Ardview House, adding warmth and character. Broadband is also available, ensuring reliable connectivity.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Licence

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is WI0132 and covers alcohol on and off premises sales.

EPC Rating

The EPC rating for the Bothy is G (224), ref:9610-0937-0632-2490-2092.

The EPC rating for Ardview House is F (34), ref:9170-2856-2200-2397-6585.

Title Number

The title number for the Bothy is INV36327.

The title number for Ardview House is INV36032.

Rates / Council Tax

The Bothy and Self Contained Unit attract a business rate of £1,800 (as of April 2023) – Ref no. 09/09/1100/6. It may be possible for the new owners to benefit from a discount under the Small Business Rates Relief scheme.

Ardview House is Council tax band B.





Website

The Bothy has a dedicated website at <https://thebothyharris.com/> and booking can be made for Ardview House via Airbnb. Ardview House is currently migrating to a new website and details are to follow.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers Over £645,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///altitude.alike.memory](https://www.what3words.com/altitude.alike.memory)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

Disclaimer

All measurements are provided for guidance purposes only. Prospective purchasers should note that the floor plans are indicative, not to scale, and must not be relied upon as an exact representation of the property. Verification of dimensions should be undertaken independently if required.

