



- Established, profitable lifestyle business with year-round trade
- Wide product range including gifts, groceries and local produce
- Licensed gift, craft and grocery shop with alcohol off-sales
- Prime West Highlands location on main Isle of Skye tourist route
- Strong passing trade from tourists and Cape Wrath Trail users
- Detached property with integrated retail and residential accommodation
- Two-bedroom owners' accommodation with additional flexible rooms
- Storage buildings, lean-to and terraced garden with outbuildings





Description

Kintail Crafts comprises a detached one-and-a-half-storey property incorporating a popular gift and craft shop, licensed grocery business, and comfortable owners' accommodation. The business enjoys a strong reputation among both local customers and the large number of visitors travelling through the area each year.

The commercial element includes a lively and characterful retail space offering gifts, crafts, souvenirs, and grocery provisions including alcohol, benefiting from excellent passing trade and a complementary neighbouring business that helps attract visitors to the location.

The property also features attractive two / three bedroom owners' accommodation, providing comfortable living quarters alongside the business. Additional ancillary accommodation and storage areas offer flexibility for a variety of uses and present significant scope for future development, subject to any necessary consents.

Trade

Kintail Crafts operates successfully throughout the year, opening seven days a week from 10:00am to 8:00pm in the summer and slightly shorter hours during the winter. The business enjoys a strategic location on a busy tourist route and serves

as a key supplier for travellers undertaking the Cape Wrath Trail, generating consistent trade from both visitors and local customers.

The shop offers a diverse range of products including gifts, groceries, freshly prepared sandwiches, antiques, souvenirs, and everyday essentials. Known for its reasonable pricing and practical product selection, the business has established itself as a valuable resource for the surrounding area and passing tourists alike.

The business benefits from an active and well-followed Facebook presence, with almost 1,000 followers, providing an effective platform for customer engagement, promotions, and local marketing.

The owners enjoy the convenience of on-site accommodation, allowing efficient day-to-day management of the business. Security is enhanced through CCTV coverage and a customer bell system, providing peace of mind and operational flexibility.

Staff

The business is owner-operated and currently run by the owners with assistance from their daughter. The owners live on-site, enabling efficient management of the operation and providing flexibility to meet customer demand throughout the year.

Reason For Sale

The business is being offered for sale as the owners are retiring after owning and running it for over 30 years.

Location

Situated in the picturesque hamlet of Ault a' Chruinn in the West Highlands, this business benefits from one of Scotland's most stunning and unspoilt landscapes. Just 15 miles from Kyle of Lochalsh and the Skye Bridge, and 17 miles from Plockton, the area attracts visitors year-round with dramatic mountains, lochs, and iconic landmarks such as Eilean Donan Castle.

Families are well catered for, with Loch Duich Primary School in nearby Inverinate and Plockton High School for secondary education.

Outdoor enthusiasts are drawn to the nearby Kintail mountains, Glen Shiel, and the Isle of Skye, offering hiking, fishing, boating, and wildlife experiences, making this an ideal location for a tourism-based business.

The Property

The property comprises a detached one-and-a-half-storey building of traditional construction, featuring a tiled roof, harled rendered

external walls, timber-framed windows, and timber external doors throughout. The building was extended in the 1990's to include the owners' accommodation on the southern end of the building.

The ground floor provides the retail trading areas together with the owners' accommodation, comprising a lounge, kitchen, office, WC, and store. A staircase from the kitchen leads to the first-floor accommodation, which includes two bedrooms, one of which benefits from an en-suite bathroom. The attic is accessible from one of the bedrooms, making it ideal for convenient and easily accessible storage space.

On the northern side of the building, there is a lean-to extension, incorporating an off the shelf shed, providing additional storage space.

To the rear of the property is a terraced kitchen garden, complemented by a small greenhouse and potting shed. The garden unfolds into a variety of charming areas to enjoy throughout the day, with elevated spots close to roof ridge level providing spectacular views of the surrounding countryside and hills.



Ground Floor The Retail Unit

The retail area is positioned at the front of the property and is arranged over two interconnected sections with steps between levels.

The main shop is open plan and benefits from good natural light via front-facing windows and the principal customer entrance. It is fitted with display shelving, freestanding display units, and a sales counter. Behind the counter, there is direct access to the owners' accommodation and the rear of the property.

On entering the shop, local crafts are displayed to the left, leading through to a grocery section offering a range of local produce. This area is equipped with drink chillers, refrigerators, freezers, and an ice cream freezer, including 2 display freezers and 6 display fridges.

An archway with a step leads into a further retail section, currently used for clothing, gifts, and "objets d'art".

Overall, the retail space is spacious, versatile, and well suited to its current mixed retail use.

Private Accommodation

A sliding door located behind the counter provides access to the owners' southern private accommodation area. This comprises a well-appointed kitchen / lounge featuring a wood-burning stove, fitted kitchen units, and space for both a washing machine and dishwasher. The room offers comfortable living accommodation with ample space for a small dining table and chairs, together with a seating area.

The bathroom is fitted with a separate electric shower cubicle and finished with wet-wall panelling, providing a practical and low-maintenance finish.

An open staircase leads to the first-floor bedroom accommodation.

A further door from the main shop opens into the northern area of the owner's accommodation, comprising a craft room and adjoining WC. This spacious and versatile room offers flexibility of use and could serve as either additional lounge space, hobby accommodation, or a ground-floor bedroom, subject to individual requirements.



To the side of the property is a lean-to structure that is wind and watertight and currently used for the storage of groceries, ladders, and general supplies.

There is also a shed interconnected to the lean-to which benefits from a sunny aspect. Being wind and watertight, it provides useful ancillary accommodation suitable for storage, a hobby space, or informal seating and viewing.

First Floor

The first floor comprises two good-sized bedrooms with coombed ceilings and Velux windows, providing excellent natural light and character. There is also a floored attic offering useful additional storage space.

Grounds

The property is surrounded by a wire and post boundary fence, with a larger terraced area to the rear. Mature shrubs provide privacy, complemented by a selection of planted pots, enhancing the overall setting.

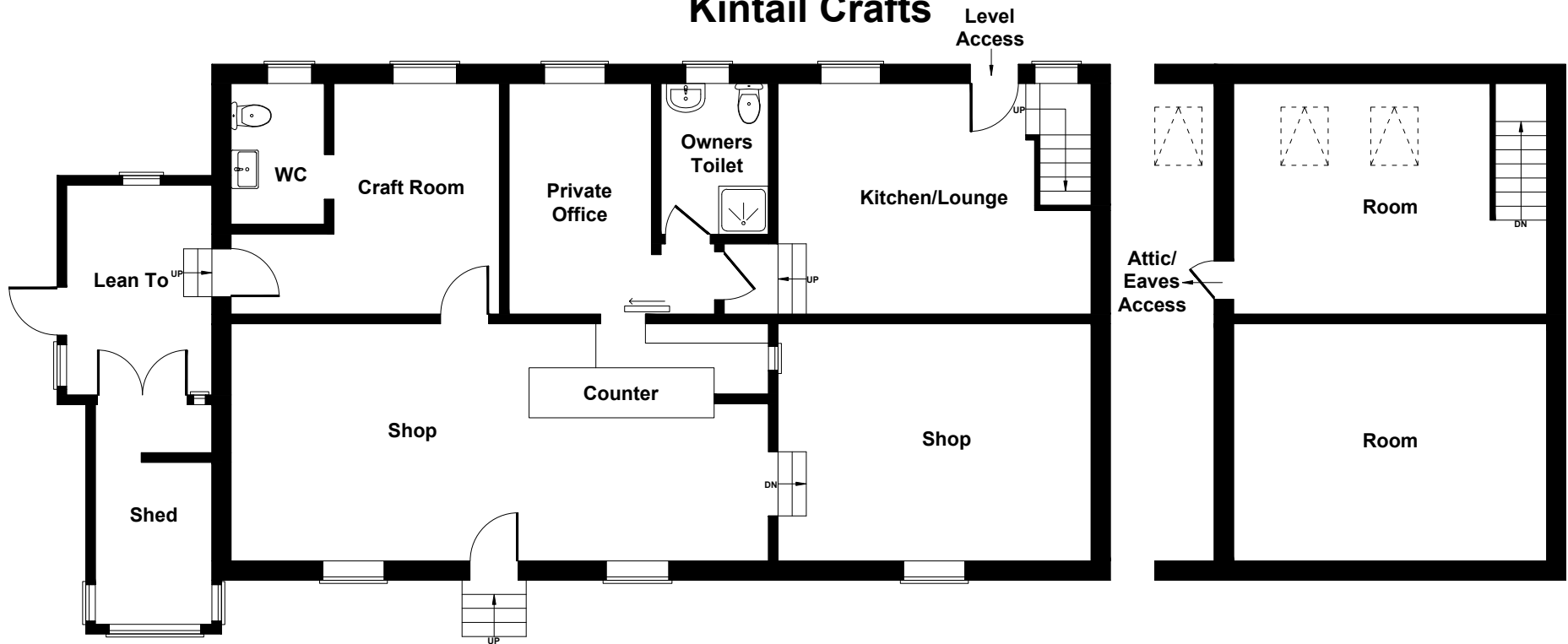
There is a parking space to the side of the building, with additional shared customer parking available to the front.

Access to the property is via steps leading to the main entrance, with an external seating area and postbox also positioned nearby.

The rear garden is terraced and naturally landscaped, benefitting from a washing line, greenhouse, and potting shed, creating a characterful and practical outdoor space.



Kintail Crafts



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Services

The property benefits from mains electricity, water, and drainage, and also features a wood-burning stove within the kitchen/lounge area.

Accounts

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

Development Opportunities

The business offers a number of clear opportunities for future growth and expansion.

- Online sales via dedicated website
- Delivery service for tourists and local customers
- Expansion of retail space and product range (e.g. gardening, coal, logs)
- Introduction of coffee machine/franchise takeaway offering

EPC Rating

The EPC rating for Kintail Crafts is TBC.

Title Number

The title number for Kintail Crafts is TBC

Alcohol Licence

The business holds an alcohol licence (Licence No. HC/RSL/1299) for off-sales.

Rates / Council Tax

Kintail Crafts has a rateable value of £4,893 as at April 2026, property reference number 04/01/013660/9. The business currently receives a 100% discount under the Small Business Bonus Scheme and therefore has a net rates liability of £0. This would equally apply to the new owners should they be eligible for the discount.

Plans

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

Price

Offers Over £220,000 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 ///optimally.impulses.coollest

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.

