







- Detached freehold mixed-use property with licensed café and two self-catering units
- Prime A87 roadside location to Skye with high passing traffic and excellent visibility
- Licensed café with outstanding reputation and 4.9 TripAdvisor rating
- Two self-contained studio apartments with strong letting potential
- Fully equipped commercial kitchen with LPG range, pizza oven and extraction
- Ample parking for vehicles plus overnight campervan licence (up to five vans)
- Panoramic views over Loch Duich and the Five Sisters of Kintail
- Established seasonal business with consistent year-on-year growth
- Further development potential subject to statutory consents





## Description

This outstanding detached mixed-use property, extending to approximately 174m<sup>2</sup>, is set in a breathtaking coastal location just off the A87, the main route to the Isle of Skye. Benefiting from excellent visibility and substantial on-site parking, it occupies a prime position with high passing traffic and footfall.

The property comprises of The Pitstop licensed café/restaurant, along with two modern self-catering studio units. The business has an excellent reputation for good food, great coffee, and warm Highland hospitality, catering to a wide audience with vegetarian- and vegan-friendly options. The business is fully licensed and benefits from free Wi-Fi.

Set back from the road yet highly visible, the property lies adjacent to the hamlet of Ault a' Chruinn and enjoys panoramic views over Loch Duich, Ratagan Forest, Beinn a' Chuirn, and the iconic Five Sisters of Kintail. This remarkable scenery creates a true destination location, combining a trading business, self-catering accommodation, land, parking, and stunning Highland vistas—a rare opportunity to acquire a lifestyle business in one of Scotland's most sought-after locations.

## Trade

The business is a fully licensed café/restaurant operating on a seasonal basis, offering high-quality coffees, home-baked goods, and freshly prepared breakfasts, lunches, dinners, and brunch options. The café is vegetarian-friendly with a range of vegan options and has built a strong reputation for quality and service, reflected in its outstanding 4.9 "Excellent" rating on TripAdvisor and 100% recommendation score on Facebook, where it has over 1.7k followers. The business currently trades seven days per week from 10:00am to 5:00pm, extending to 7:30pm during the height of the season. The business demonstrates consistent year-on-year turnover growth.

## Staff

The business is run by the owner with support from a small team of staff.

## Reason For Sale

This well-established business has been owned and lovingly refurbished by the current owners over the past three years. They are now relocating, creating a fantastic opportunity for a new owner to continue its success.

## 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.

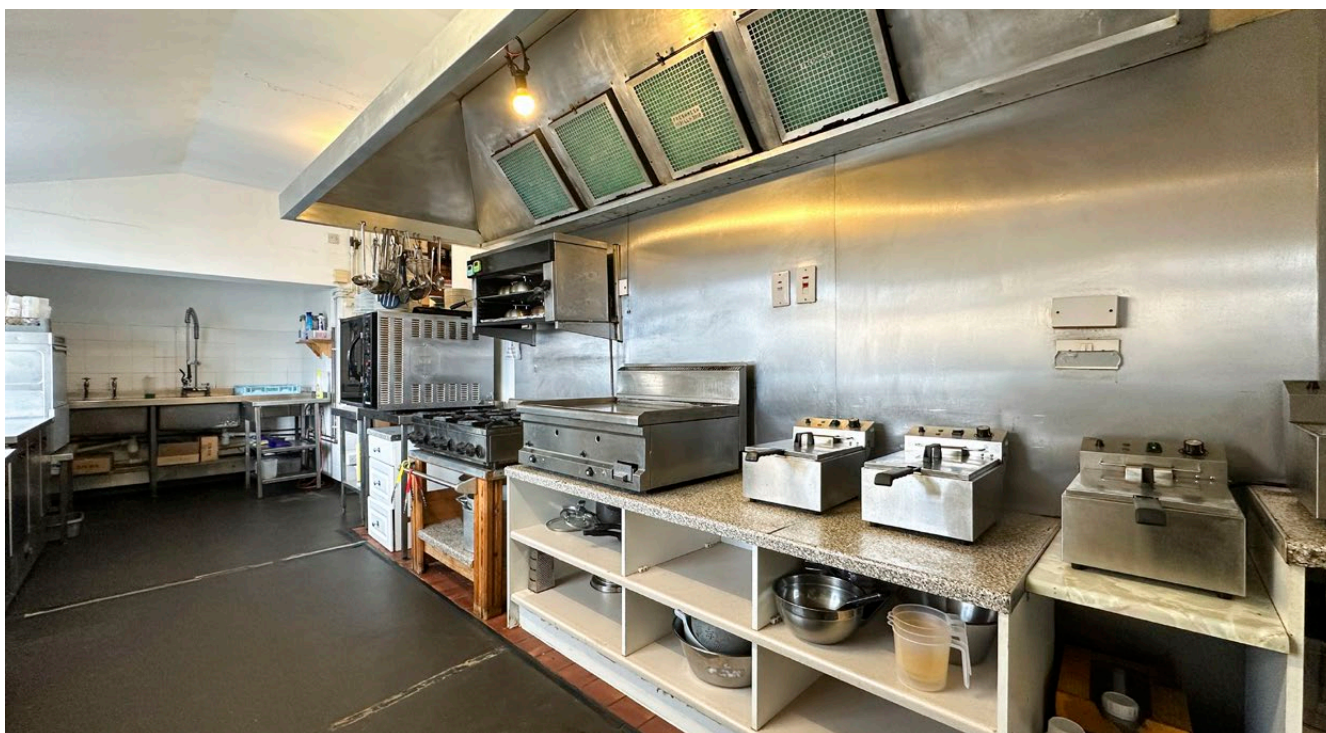
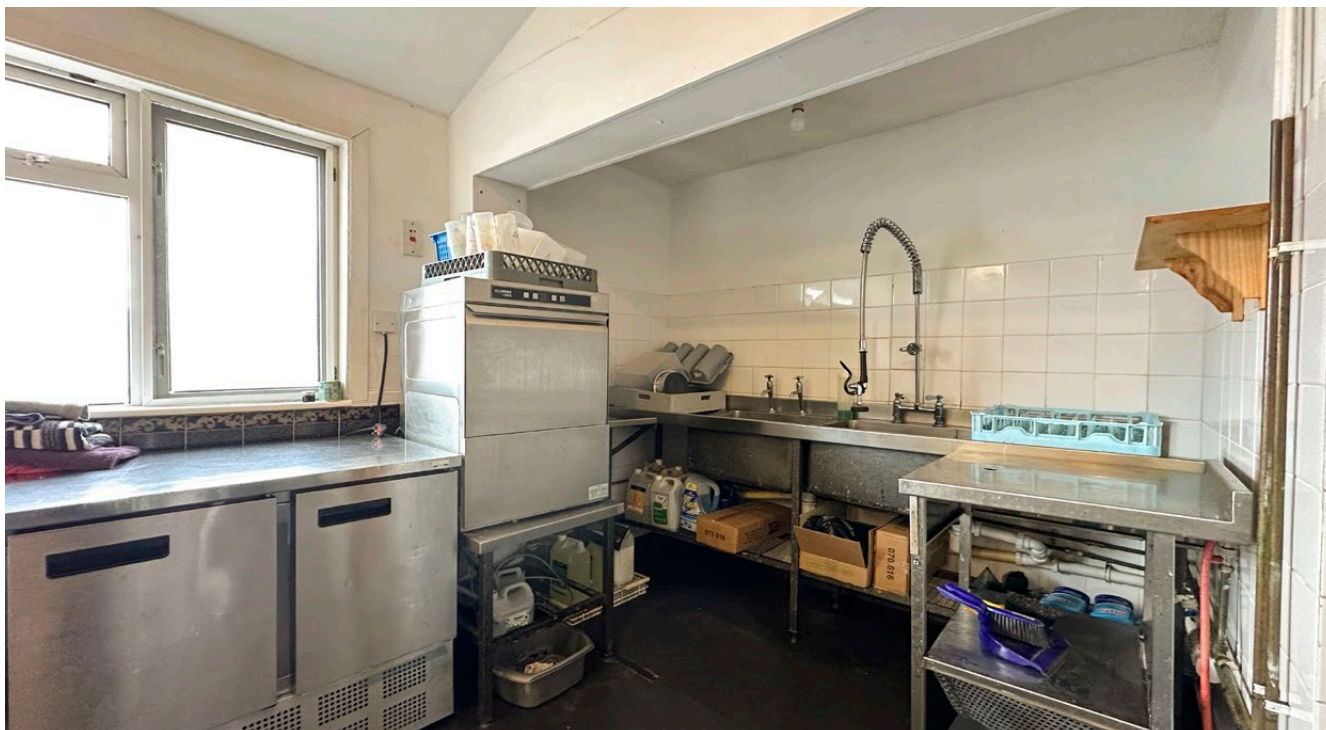
Families are well catered for, with Loch Duich Primary School in nearby Inverinate and Plockton High School for secondary education.

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.

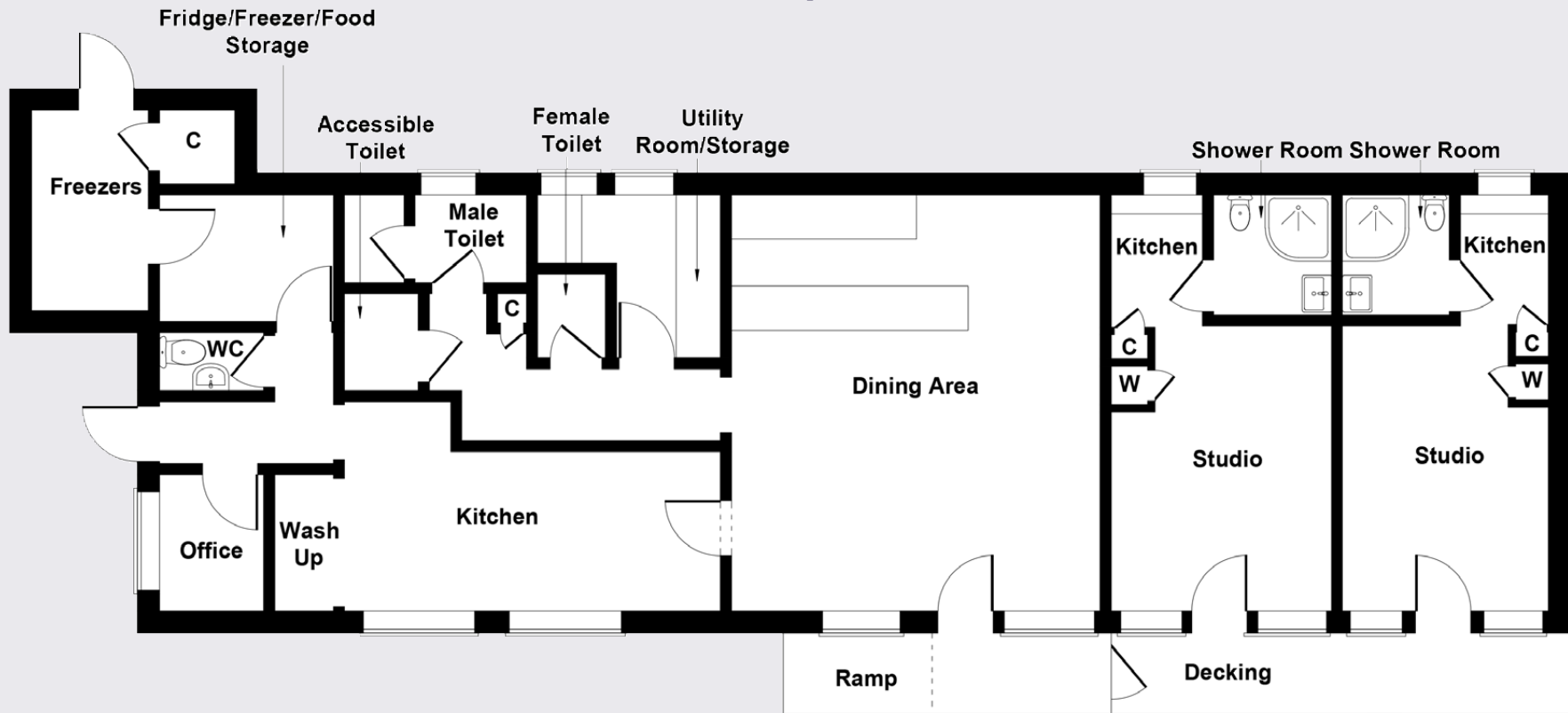
## The Property

The property is a single-storey building, approximately 40 years old, of modern timber kit construction beneath a pitched tile roof. Featuring UPVC windows and doors throughout, it extends to approximately 174m<sup>2</sup> of floor space. Each area is clearly defined.

The property enjoys stunning seaward and mountain views, offering an exceptional setting that enhances its overall appeal. Located directly on the main route to Skye, the A87, the café benefits from excellent visibility and easy access for passing visitors.



## The Pitstop at Kintail



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

### The Pitstop Café/Restaurant

The Pitstop café/restaurant is accessed directly from the car park via an attractive decking area, with additional side access providing convenient entry for kitchen deliveries. Internally, the café offers a charming and welcoming open-plan dining space featuring free-standing wooden tables and chairs, comfortable bench seating, a leather Chesterfield sofa, and a freestanding servery. Large, expansive windows flood the premises with natural light.

The clearly defined till and service counter is well equipped with a barista coffee machine, display shelving, display chiller, and under-counter refrigeration, ensuring an efficient and streamlined service flow. The homely ambience is enhanced by thoughtful decorative touches,

including dog photographs and international currencies displayed throughout. Customer facilities comprise ladies', gents', and accessible toilets.

Positioned to the right of the restaurant for ease of operation is a spacious, well-equipped commercial kitchen.

### Service Areas

From the café, a door leads into the back-of-house area, which comprises a well-equipped commercial kitchen with a dedicated wash-up area, large extraction hood, LPG gas cooking range, deep fat fryers, pizza oven, and the full range of expected catering appliances. The kitchen also benefits from an external access door facilitating efficient

deliveries and a dedicated staff WC. There is a food storage area fitted with a number of full height fridges and chest freezers, along with a separate office space. Attached to the rear of the building is a small, flat-roof, wrap-around L-shaped extension providing additional freezer storage and an external door.

A further door from the café leads to the storeroom and the customer toilet facilities. The storeroom incorporates a laundry area with a washer and a dryer. Customer amenities include gents' and ladies' WCs, together with a fully accessible toilet.

## Self Catering Units

To the left wing of the property are two self-catering units, both of similar design and each benefiting from independent external access. The units are studio apartment in style, comprising a lounge area with seating, a freestanding wardrobe and chest of drawers, shower room facilities, and compact Elfin kitchens.

Currently utilised as staff accommodation, these units represent a significant asset to the business and offer excellent potential to generate additional income if operated as holiday lets or long-term rentals.

## Grounds

The property is set within approximately 0.8 acres of land, with a substantial portion allocated for car parking, accommodating around 20 vehicles.

The premises occupy a prominent roadside position on the A87, with a public footpath to the rear, beyond which sits a craft shop—enhancing passing trade and visitor appeal. A disabled access ramp at the front provides direct entry into the restaurant area.

The site also includes a storage container 40' L x 9'6" H x 8' W, which is included in the sale. The business also benefits from a licence to accommodate up to five camper vans overnight (no hookup), presenting an additional and valuable income stream.

The property benefits from a defibrillator on site.



## Development Potential

The property benefits from a substantial amount of land, providing excellent potential for further development and additional revenue streams. Opportunities could include extending the overnight camper van licence, the installation of glamping pods, an InPost parcel locker, or electric vehicle charging points, all of which could enhance the site's income potential and broaden its appeal to a wider customer base.

Previously, the site was planned to accommodate two holiday let chalets (Planning reference 19/04455/FUL), which could potentially be renewed, offering further development opportunities subject to the necessary statutory consents.

## Services

The property benefits from mains electricity, water and drainage. LPG gas is used for cooking. The building has oil central heating throughout. The property benefits from UPVC double glazing.

## Accounts

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

## Alcohol Licence

The premises benefits from an alcohol licence (HC/RSL/2034) permitting the sale of alcohol for consumption on the premises. The licensed use extends to accommodation, conferencing, and restaurant facilities, including bar meals, as well as hosting receptions such as weddings, funerals, birthdays, and retirements. The licence also covers club meetings, recorded and live music performances, dance facilities, indoor and outdoor sports, televised sports, and outdoor drinking areas, offering significant flexibility for events and entertainment.





## EPC Rating

The EPC rating for the Pitstop is G (111) ref: 0216-1225-3302-1700-7000

## Title Number

The title number for the Pitstop is ROS22825.

## Rates / Council Tax

The Pitstop has a rateable value of £9,000 as at April 2023, property reference number 04/01/013650/ and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

## Internet Presence

The Pitstop has a Facebook page and enjoys 1.7k followers.

## Plans

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

## Price

Offers Over £415,000 (freehold) 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 [///landscapefronted.charts](https://www.what3words.com/landscapefronted)

## 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](mailto:admin@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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.

