

FOR SALE

Well-Established, Popular 17-Bedroom Historic Island Hotel

**GRAHAM
SIBBALD**



Argyll Hotel

Isle of Iona, Inner Hebrides, Argyll, PA76 6SJ

Offers in the Region of £1,375,000 - Freehold

Find out more at www.g-s.co.uk

- **Well-Established, Popular 17-Bedroom Historic Island Hotel**
- **A Rare Hebridean Opportunity — Tourist Hot Spot**
- **Breathtaking Views over The Sound of Iona**
- **Staff Accommodation**
- **Fantastic Business – Highly Profitable Year-on-Year**
- **Occupancy close to 90%**
- **In same Ownership for 14-years — a Staple of the Island Community**



INTRODUCTION

The Argyll Hotel on the Isle of Iona is a rare and remarkable hospitality asset in one of Scotland's most treasured and remote locations. Nestled in the heart of Iona village and overlooking the Sound of Iona, the historic family run 17-bedroom Hotel has long offered guests a true "home away from home" experience with warm Hebridean hospitality, sea views and a strong connection to the islands culture and rhythms. The hotel is positioned within easy walking distance to shops, the island ferry, beaches, and historic sites and can be reached via a ferry to Mull from Oban and then a second short ferry journey from Fionnphort to Iona.

Iona is a tiny, beautiful island located around 1.5 miles wide and 3 miles long. Vehicles on the island are restricted to permit holders only which gives it a wonderfully peaceful atmosphere.

Iona is one of the most significant religious sites in the UK where St Columba founded a monastery in 563 AD. Iona became a major centre of early Christianity in Scotland and still attracts over 130,000 visitors every year who come to visit the island and abbey.

Built in the 1860s, the Argyll Hotel combines character and charm with authentic island life. Its accommodation — ranging from cosy sea-view rooms to family and luxury doubles— reflects the unique, varied layout of a historic building sensitively adapted for modern guests. All bedrooms are individually shaped and welcoming, and the hotel is one of the few full-serviced places to stay on Iona itself.

Food and drink at the Argyll Hotel are equally distinctive, with a focus on locally sourced and seasonal produce, organic garden ingredients, and connections to Iona and Mull producers.

The hotel operates as a social hub for visitors and locals alike, offering everything from home baking to regional seafood – making the hotel not just a place to stay but a centre of Island hospitality.

Our clients have owned and run the business for the past 14 years and now wish to pursue other interests. The business presently operates in the main tourist season from March to October and enjoys fantastic levels of occupancy above 85% year-on-year.

The sale represents an exceptional opportunity to own and operate an established Scottish Island hotel with a strong reputation and loyal international repeat clientele.

THE PROPERTY

This historic building is set over 2 floors with extensions to the rear. The ground floor offers 2 lounges, restaurant with conservatory, commercial kitchen, further residents lounge and staff accommodation. There are 17 letting rooms, 16 ensuite with 1 having a separate private shower room, all offering a range of sizes to suit different needs.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Entrance Hall
- Restaurant with Conservatory (45) with servery and reception
- 2 x Lounges (up to 12 covers)

Letting Accommodation

17 letting rooms to sleep 30

- 6 x Single
- 8 x Double
- 1 x Twin
- 2 x Family

16 bedrooms ensuite; mix of shower only, bath only and shower over bath.

1 bedroom with separate private shower room.



Staff Accommodation

- 7 Bedrooms
- 2 x Shared Bathrooms
- Bothy
- Living Room / Kitchen
- Laundry

Service Areas

- Commercial Kitchen with prep/wash up area
- Dry Store
- Baking Room
- Freezer Store
- Attic Store
- Range of Stores

Outside

- Good Size Garden to Rear
- Outdoor Dining/Beer Garden on Front Lawn

ADDITIONAL LAND

The Argyll Hotel also includes a lease of 0.26 hectares of garden ground from the National Trust for Scotland, presently at the rate of £645 per annum. The ground is situated immediately to the north of the hotel and is certified organic by the Soil Association, its produce being used in the restaurant.

PLANNING

Approved planning (26/00067/PP) for 2 self-contained staff accommodation units in the rear garden, comprising:

- Double Bedroom with Ensuite
- Kitchenette

The planning permission could be developed as approved or using the footprint of the permission to develop one larger unit as owners' accommodation.

TRADE

The business trades very well with a high turnover and fantastic profitability. The hotel enjoys high occupancy levels during its open season sitting above 85% year-on-year.

Accounts can be made available to seriously interested parties preferably after a formal viewing.



STAFF

A Staff list can be made available after viewing. TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

ENERGY PERFORMANCE CERTIFICATE

Argyll Hotel — EPC Rating — TBC

The EPC can be made available upon request.

SERVICES

Mains electricity and water. Electric heating.

Private maintained drainage system — “sewage treatment plant”.



WEBSITE/RATINGS

<https://www.argyllhoteliona.co.uk/>

Google — 4.6 Stars

TripAdvisor — 4.4 Very Good

Visit Scotland — 4 Star

Scottish Food Guide — Commended

RATEABLE VALUE

Hotel 1881 - Rateable Value - £40,750 (1st April 2026)

TENURE

Heritable (Freehold) / Outright Ownership

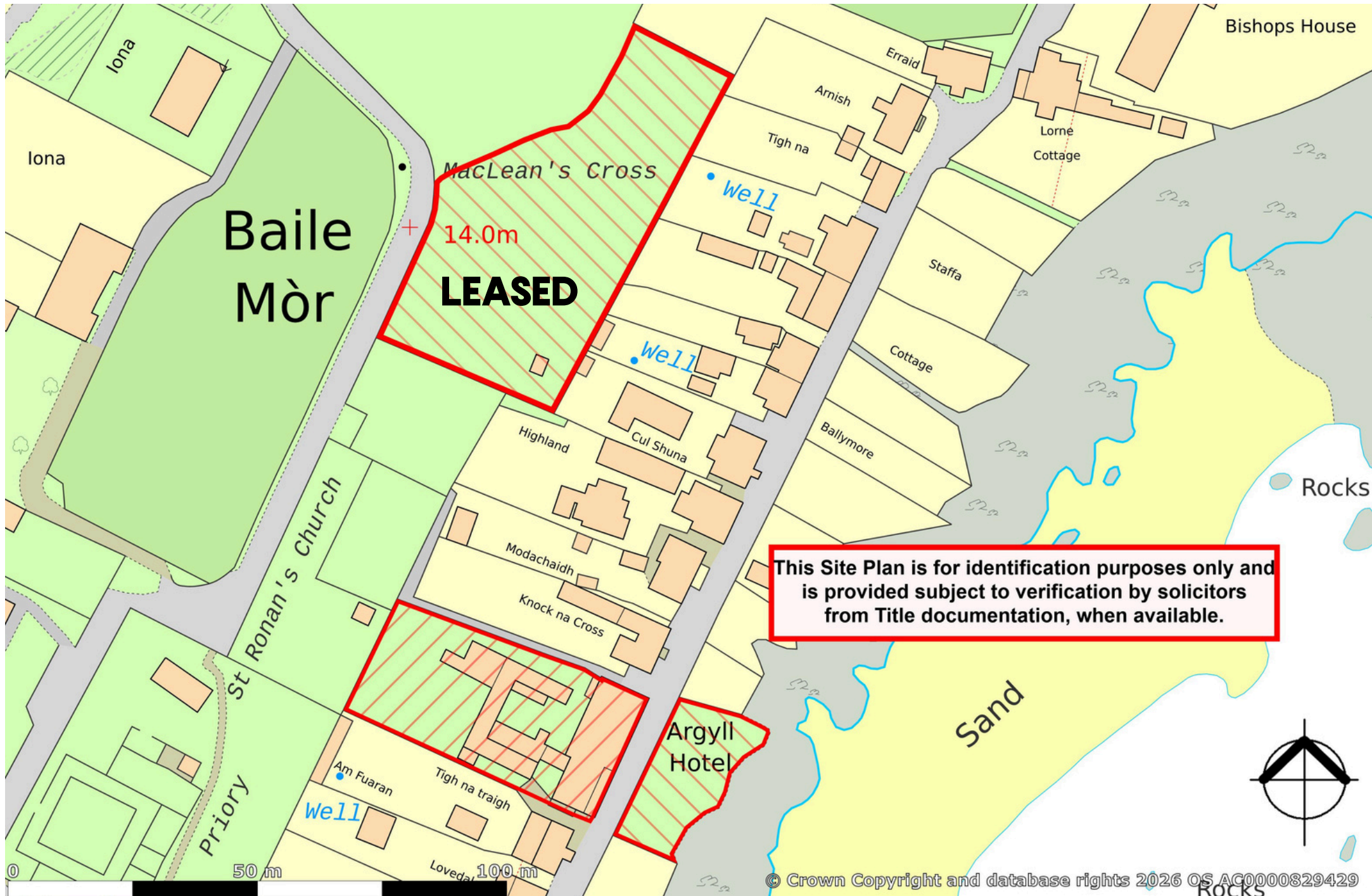
EXCLUSIONS

Personal effects of the vendors.









Bishops House

Iona

Iona

Baile Mòr

MacLean's Cross

14.0m
LEASED

Well

Well

Erraid

Amish

Tigh na

Lorne Cottage

Staffa

Cottage

Highland

Cul Shuna

Ballymore

Rocks

This Site Plan is for identification purposes only and is provided subject to verification by solicitors from Title documentation, when available.

St Ronan's Church

Modachaidh

Knock na Cross

Sand

Argyll Hotel

Priory

Am Fuaran

Well

Tigh na traigh

Lovedal

50 m

100 m

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PRICE

Offers in the region of £1,375,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business being sold complete as a going concern. Stock in trade will be sold separately at valuation on completion at the date sale.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



MARTIN SUTHERLAND

Licensed Trade + Business Agent
martin.sutherland@g-s.co.uk
07768 704 203



KATIE TAIT

Chartered Surveyor - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **April 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.