







- Iconic waterfront inn and the oldest on the Isle of Skye with stunning Loch Bay views
- Established, highly profitable and award-winning hospitality business
- Strong year-round local trade and loyal international tourist following
- Renowned destination restaurant showcasing local produce and Loch Bay seafood
- Award-winning bar with 120+ Scottish whiskies, local beers and gins
- Five refurbished en-suite sea-view suites plus one-bedroom self-catering apartment
- Dedicated staff accommodation with two bedrooms, four caravans and a garden pod
- International reputation with extensive media exposure, vibrant events and excellent reviews
- Rare opportunity to acquire one of Skye's most iconic hospitality businesses

Description

The Stein Inn extends to approximately 287m² and occupies an outstanding waterfront position on the shores of Loch Bay, commanding panoramic views across the water to the Outer Hebrides. Dating back to 1790, it is the oldest inn on the Isle of Skye and is recognised as one of the island's most iconic hospitality destinations. Rich in history and character, the property has been sympathetically refurbished to an exceptional standard, successfully blending traditional Highland charm with contemporary comfort while preserving its unique heritage.

The beautifully presented accommodation comprises five stylish sea-facing en-suite letting bedrooms, together with an inviting public bar, restaurant, snug and a variety of comfortable dining and seating areas. Throughout, the interiors and exterior have been thoughtfully redecorated and enhanced, creating a warm, welcoming atmosphere that is regularly featured across social media, travel publications and television, further strengthening the Inn's international profile.

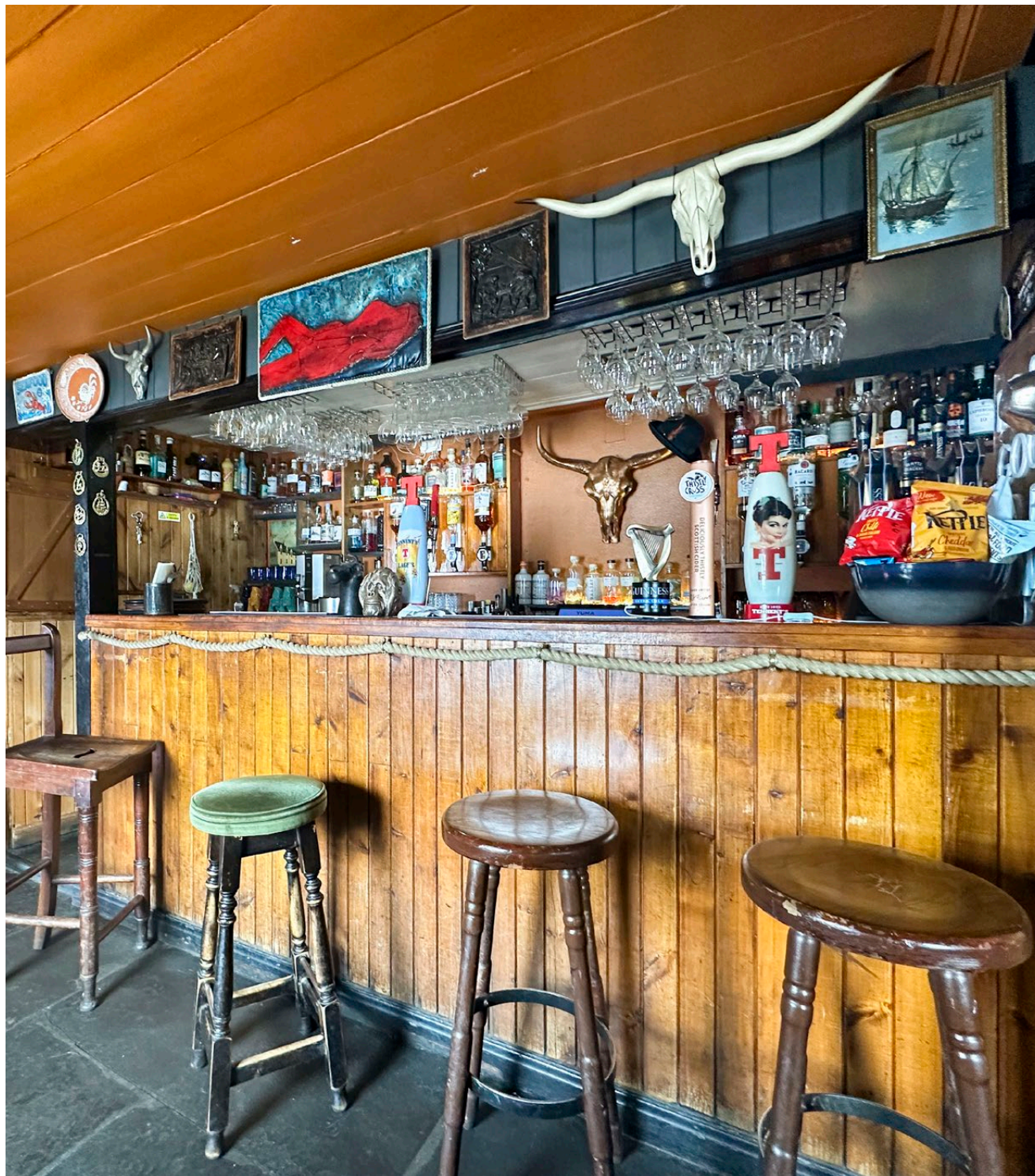
The Stein Inn enjoys an enviable reputation as a destination dining venue, attracting visitors from across the world as well as a loyal local clientele. The award-winning bar, recognised

by CAMRA, offers an impressive selection of over 120 Scottish whiskies alongside local craft beers and premium gins. The celebrated kitchen showcases the very best of Skye's natural larder, with seafood landed daily from Loch Bay opposite, including lobster, crab, langoustines and mussels, complemented by the finest locally sourced produce supplied through long-established relationships with local fishermen and producers. The Inn has received recognition in numerous travel guides and international food publications, including the Michelin Guide.

In addition to the main Inn, the property includes a beautifully appointed one-bedroom self-catering apartment, providing valuable additional income and flexible accommodation. Dedicated staff accommodation is also available and currently comprises two bedrooms within the main building, three caravans and a garden pod, ensuring excellent operational support.

Throughout the year, The Stein Inn hosts an exciting programme of live music, film screenings, pop-up dining events and private celebrations, reinforcing its role as both a thriving hospitality business and an important community hub. Externally, guests can relax in the attractive waterfront garden seating areas overlooking Loch Bay, where spectacular sunsets, abundant wildlife and the Northern Lights can often be enjoyed.





The Stein Inn represents an exceptionally rare opportunity to acquire one of Scotland's most historic and celebrated hospitality businesses. Combining an iconic waterfront setting, worldwide reputation, outstanding food and drink offering, beautifully refurbished accommodation and an enviable trading history, it is undoubtedly one of the Isle of Skye's finest and most recognisable hospitality destinations.

Trade

The Stein Inn trades successfully and profitably and represents an outstanding opportunity to acquire one of Scotland's most iconic hospitality businesses. Dating back to 1790, the Inn has established an international reputation as a destination venue, attracting visitors from across the world alongside a loyal year-round local clientele. Its exceptional reputation is further enhanced through regular features in travel publications, food guides, television and social media, ensuring continued demand and a high public profile.

The business operates a highly regarded food and beverage offering, serving lunch from 12:00pm to 2:00pm and dinner from 5:00pm to 9:00pm. Menus celebrate the very best of Skye's natural larder, with seafood landed daily from Loch Bay directly opposite the Inn, including lobster, langoustines, crab and mussels supplied through long-established relationships with local fishermen. This is complemented by locally sourced meat, fish and seasonal produce, creating a dining experience that has earned recognition in numerous travel publications, including the Michelin Guide.

The award-winning CAMRA-recognised bar is a destination in its own right, offering an extensive selection of over 120 Scottish whiskies, together with Isle of Skye and Highland malts, local craft beers and premium Scottish gins. Throughout the year, The Stein Inn hosts a vibrant programme of live music, film screenings, private events and

the renowned annual Stein Festival, reinforcing its status as both a thriving hospitality business and an important community hub.

Accommodation income is generated from five beautifully refurbished en-suite guest bedrooms together with an attractive one-bedroom self-catering apartment overlooking the garden. All accommodation has been finished to a high standard, complementing the quality of the food and beverage operation and broadening the business's appeal.

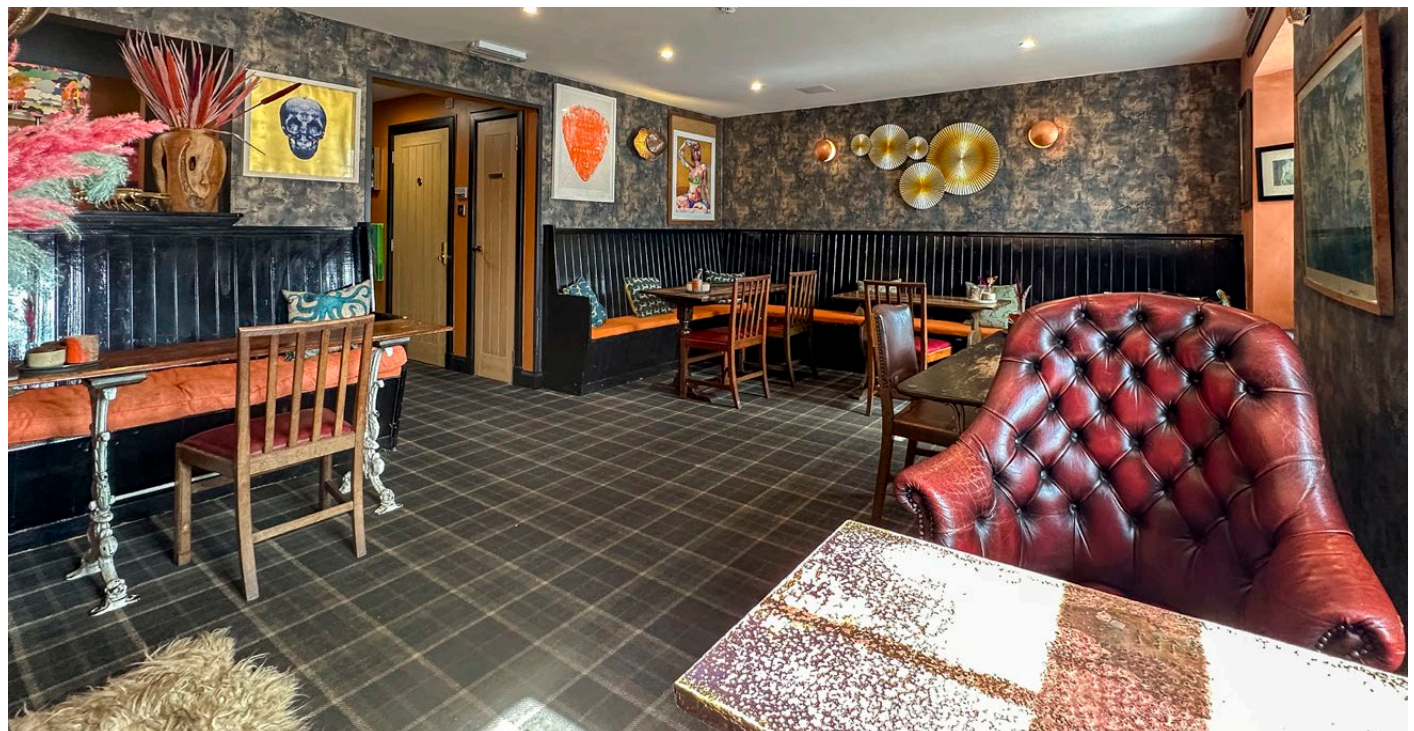
The Stein Inn enjoys an excellent online reputation, with consistently strong guest feedback, including a Booking.com rating of 8.3 ("Very Good") and more than 716 five-star reviews on Dish Cult, reflecting the quality of the food, service and overall guest experience. Supported by an experienced team, dedicated staff accommodation and an unrivalled trading location, The Stein Inn offers an exceptional turnkey opportunity to acquire one of the Isle of Skye's most celebrated and enduring hospitality businesses.

Reason For Sale

The business is offered for sale due to the owners' decision to relocate to England for family reasons. This presents a rare opportunity for a new owner to acquire one of the Isle of Skye's most iconic and successful hospitality businesses, with an established reputation and strong trading performance.

Location

The Stein Inn occupies a prominent waterfront position in the picturesque





crofting township of Stein, on the north-west coast of the Isle of Skye. Overlooking the sheltered waters of Loch Bay, with uninterrupted views towards the Outer Hebrides, the Inn enjoys one of the island's most scenic and sought-after trading locations.

Situated on the renowned Waternish Peninsula, the property is well placed to attract visitors exploring this beautiful part of Skye, including nearby Skye Skyns, local pottery studios, art galleries and the wider island attractions of Dunvegan Castle, Neist Point Lighthouse and the Trotternish Peninsula. The area is particularly popular with walkers, wildlife enthusiasts, photographers and visitors seeking an authentic Highland experience.

The Isle of Skye is Scotland's second most visited tourism destination after Edinburgh, benefiting from a strong and extended tourist season with growing year-round appeal. The Stein Inn's iconic waterfront setting, attractive garden seating areas and internationally recognised reputation provide an excellent platform for continued trading success, while offering a rare lifestyle and business opportunity in one of Scotland's most desirable island locations.

The Property

The Stein Inn is a historic late eighteenth-century property, believed to have been originally constructed as an inn as part of the planned fishing village of Loch Bay, established by the British Fisheries Society from 1796. Occupying a prominent waterfront position, this Category C Listed building retains immense character and forms an important part of Skye's architectural heritage. The principal building comprises a two-storey terrace arranged in a distinctive 2+3+2 bay formation, constructed of whitewashed rendered stone beneath traditional pitched slate roofs, with a wealth of original features including sash windows, dormers and substantial gable stacks reflecting over two centuries of history.

The property has been sympathetically refurbished to a high standard, successfully combining its historic charm with the requirements of a modern hospitality business. Extensive additions to the rear provide excellent operational facilities, including well-equipped commercial kitchen preparation areas and a useful wine cellar. Externally, attractive garden seating areas overlook Loch Bay, offering guests an exceptional setting to relax and enjoy the spectacular coastal scenery, sunsets and abundant wildlife.

Ground Floor

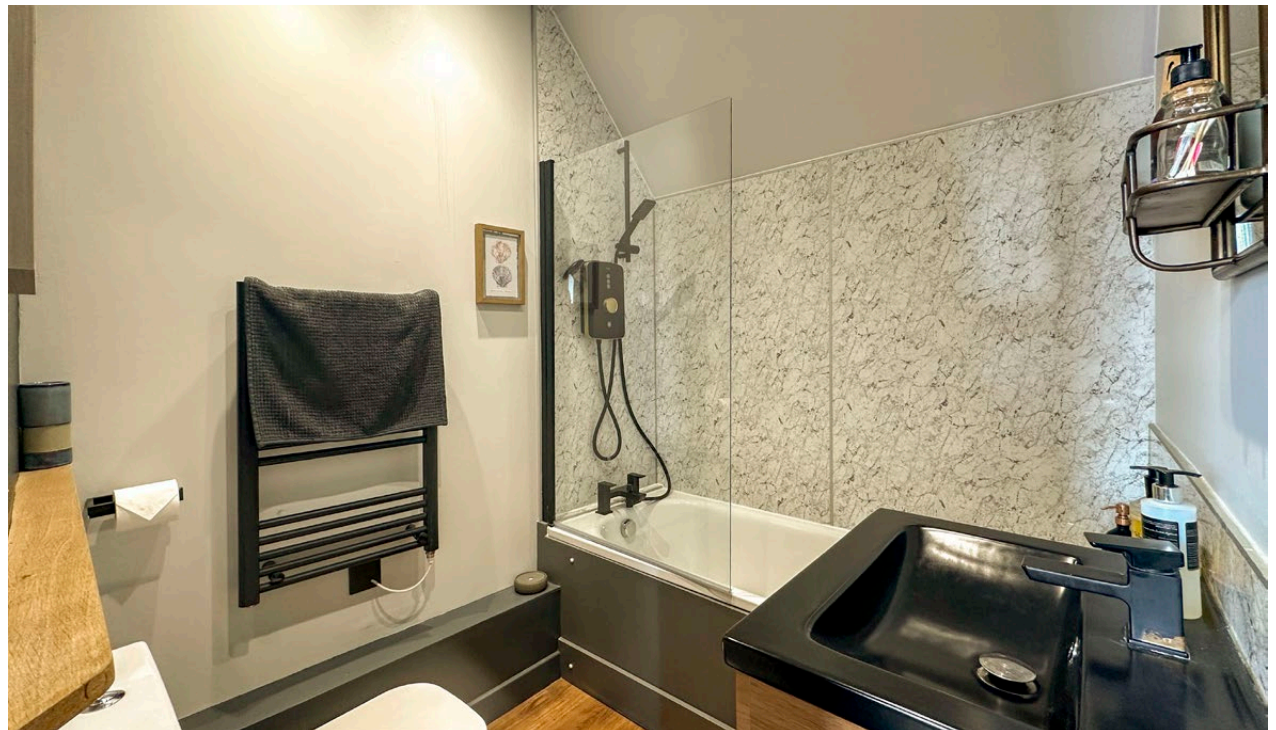
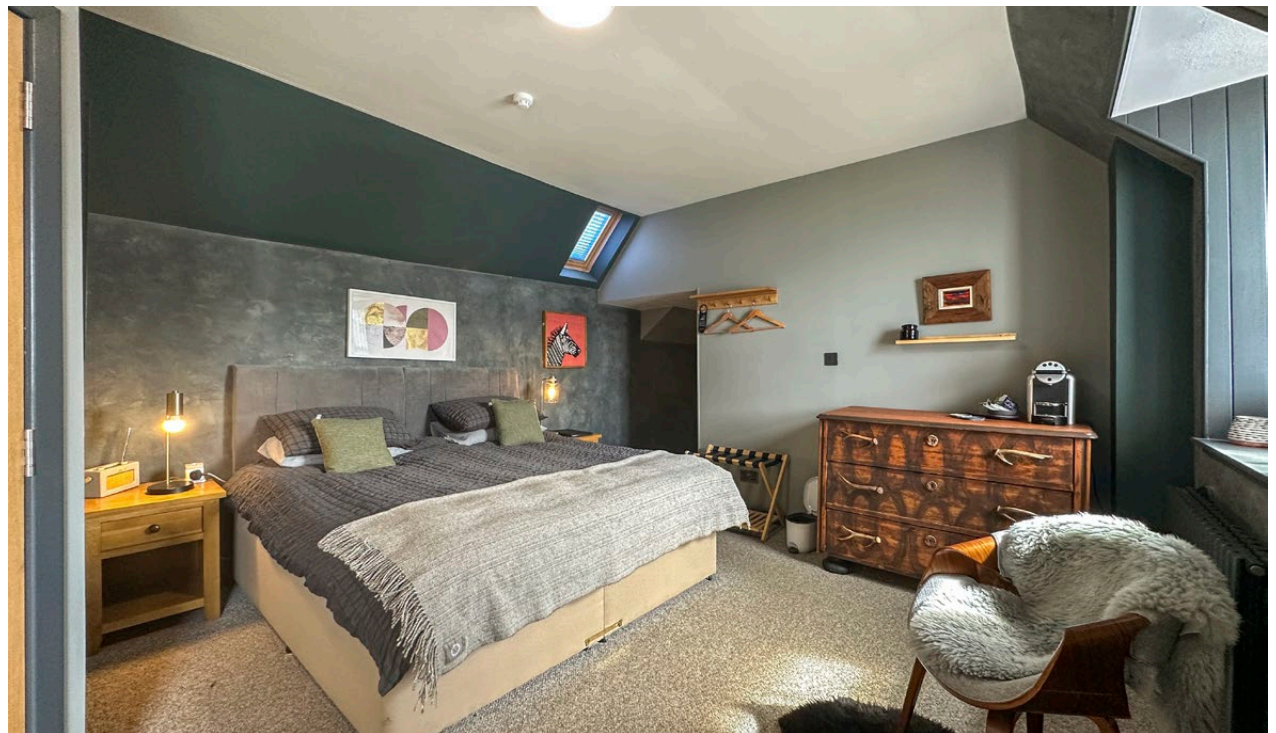
The main entrance opens into a welcoming reception lobby with a staircase leading to the upper floors and access to the office. Beyond the office is a KP area with storage. To the left of the entrance is a comfortable snug which leads through to the breakfast room, from where a short flight of steps provides access to the commercial kitchen.

To the right of the entrance is the main public bar, featuring a wood-burning stove and providing access through to the restaurant. To the rear of the property are the customer toilet facilities, comprising designated male and female WCs, a shower room and an accessible WC. Additional operational areas include a store room and food preparation area.

A further set of steps leads to the Red Room storage room and two additional bedrooms and the cellar. Access is also available from this area to the external garden grounds and seating areas overlooking Loch Bay.

Snug

The snug provides a warm and welcoming retreat, featuring comfortable soft seating and a relaxed atmosphere. Popular with both residents and visitors, this characterful space offers the perfect setting in which to unwind, enjoy a drink or socialise with friends and family. A selection of board games is available.



Gallery Room

The Gallery room is a charming and characterful space, laid out with a combination of freestanding tables, chairs and bench seating, creating a relaxed and informal dining environment. A wood-burning stove provides a welcoming focal point, while original features, including exposed timber beams, add warmth and authenticity, reflecting the historic character of the Inn. The room offers an attractive setting for breakfast service and can also accommodate guests throughout the day.

Bar

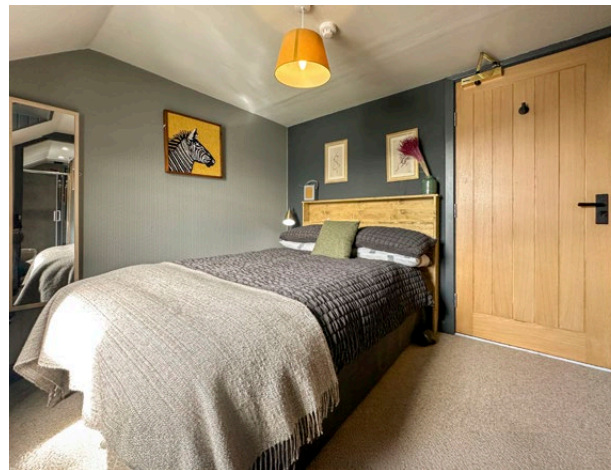
The spacious bar is a welcoming and comfortable area centred around a traditional wooden bar with bar stool seating. Additional tables and lounge-style seating are arranged throughout the room, providing a variety of spaces for guests to relax and socialise. Popular with both locals and visitors, the bar offers a warm and inviting atmosphere and serves as the social hub of the Inn.

Restaurant

The restaurant offers an inviting and characterful dining environment, featuring a mixture of tables, chairs and bench seating to accommodate a variety of group sizes. A wood-burning stove set within an attractive stone fireplace creates a warm focal point and enhances the welcoming atmosphere, particularly during the cooler months. The space also benefits from a small bar area, providing additional flexibility for service and contributing to the relaxed and informal ambience that characterises the Inn.

Commercial Kitchen

The commercial kitchen is well laid out and equipped to support the Inn's busy food service operation. Facilities include a large LPG gas range with extractor hood, stainless steel work surfaces and storage units, a commercial fryer, hand-washing basin, and a dedicated wash-up area with commercial dishwasher. The kitchen provides an efficient and practical working environment, offering ample preparation, cooking and storage space to support the business's established food offering.



Letting Rooms

The Inn offers five attractive en-suite letting rooms, all enjoying stunning views across Loch Bay and towards the Outer Hebrides.

Fully renovated in 2024, the rooms have been thoughtfully refurbished to provide comfortable, well-appointed accommodation while retaining the character and charm of this historic property.

Each room features tasteful Isle of Skye-inspired décor, Hypnos British Standard-approved mattresses, complimentary Wi-Fi, and tea and coffee-making facilities.

Combining modern guest comforts with a cosy and authentic Highland atmosphere, the rooms provide an inviting retreat for visitors exploring the island.

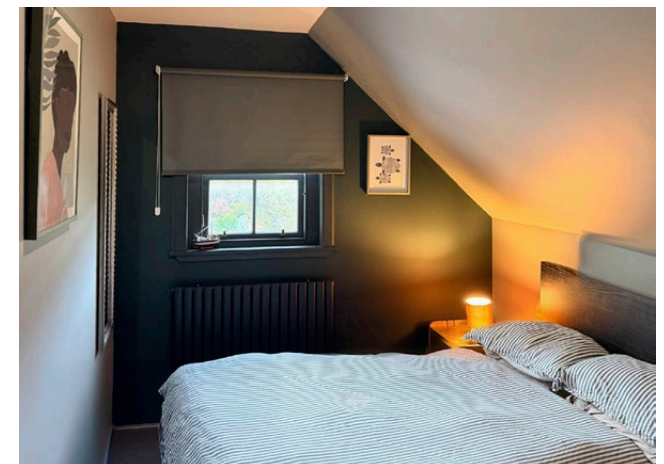
A full breakfast is included for resident guests, further enhancing the quality of the accommodation offering.

The suites are configured like this:

Ardmore	Family Room with King bed
Carnach	Small Double Room
Geary	Large Double Room
Hallin	Double Room
Lochbay	Family Room with King Bed

Self-Catering Apartment

The property benefits from a well-presented self-catering apartment located to the rear of the first floor, accessed via its own private entrance. The accommodation comprises an entrance porch leading to an open-plan lounge and kitchen area, fitted with a breakfast bar, oven, electric hob, microwave and coffee machine. A comfortable double bedroom





completes the accommodation. Finished in 2026, the apartment is presented in excellent condition throughout, offering bright, modern and stylish accommodation that provides an attractive additional income stream for the business.

Staff Accommodation

As the current owner resides off-site, the property benefits from dedicated staff accommodation to support the operation of the business. This accommodation is configured as follows:

Internal Accommodation

Located to the rear of the Inn, the internal staff accommodation comprises two single bedrooms, one with a window and one without, served by a designated shower room. The accommodation provides practical and convenient on-site living quarters for employees.

External Accommodation

In addition to the internal accommodation, further staff facilities are located within the grounds and comprise three caravans and a garden pod, all currently utilised for staff accommodation. This valuable ancillary provision offers flexible housing for both seasonal and permanent employees, supporting the staffing requirements of the business throughout the year.

Laundry Building

A separate laundry building is located within the grounds and is constructed beneath a corrugated roof. The building provides dedicated laundry facilities together with useful storage space, supporting the day-to-day operational requirements of the business.

Grounds

The property is set within attractive and well-maintained grounds. To the rear, there is a landscaped garden area laid mainly to grass, complemented by mature shrubs and trees, together with a washing line and useful service areas. Delivery access is available, and there is a designated bin storage area serving the business.

To the front, the Inn enjoys an exceptional waterfront garden with outdoor tables and chairs, providing guests with the opportunity to dine and relax while taking in uninterrupted views across Loch Bay to the Outer Hebrides. The setting is enhanced by palm trees, a nearby beach and direct access to the loch, where swimming, paddleboarding and canoeing can be enjoyed. The spectacular coastal location offers breathtaking sunsets throughout the year and, on clear evenings, regular displays of the Northern Lights, creating a truly memorable guest experience.

Services

The property benefits from mains water, electricity and drainage connections. Cooking facilities are fuelled by LPG gas, serving the commercial kitchen operation. Wi-Fi is available throughout the property, providing connectivity for both guests and business operations.

Development Opportunities

Since acquiring The Stein Inn over seven years ago, the current owner has invested significantly in the sympathetic restoration and enhancement of the property. Extensive improvements have been undertaken throughout, including the careful refurbishment and redecoration of the restaurant,

bar, guest accommodation and public areas, with thoughtfully curated furnishings creating the distinctive style and atmosphere for which the Inn is now renowned. The staff accommodation has also been modernised to a high standard, and the property further benefits from useful external storage, ensuring an efficient operational layout.

Today, The Stein Inn is presented as a genuine turnkey business with an outstanding reputation, a loyal local following, excellent relationships with suppliers and an exceptional online, media and television profile that continues to attract visitors from around the world. While the business is highly successful in its current format, there remains scope for a new owner to build upon these strong foundations and introduce their own ideas and vision.

As the current owner lives off-site, the self-catering apartment could readily be utilised as owner's accommodation, reducing operating costs and providing convenient on-site management. Further opportunities include expanding the food offering through breakfast service for non-residents and packed lunches for walkers and touring visitors, together with increasing private functions, intimate weddings and exclusive events. The Stein Inn's iconic location, international reputation and established customer base provide an exceptional platform for continued growth while allowing a new owner to make this celebrated hospitality business their own.

Accounts

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

Alcohol Licence

The business benefits from a Premises Licence issued under the Licensing (Scotland) Act 2005 (Licence No. HC/RSL/0780). A copy of the Operating Plan is available to interested parties upon request. The licence permits the sale of alcohol for consumption on and off the premises, together with the provision of accommodation, restaurant and bar meal facilities,

functions and receptions, club meetings, live and recorded music, indoor and outdoor sporting activities, and the use of outdoor drinking areas.

EPC Rating

The EPC rating for the Inn is G (116) reference number 1510-2731-6109-0999-3002.

Title Number

The title number for the Inn is INV46430.

Rates / Council Tax

The Inn has a rateable value of £45,000 at April 2023, property reference number 04/09/054500/7 and benefits from some discount under the Small Business Bonus Scheme for eligible businesses.

Internet Presence

The business has a website and a <https://thesteininn.co.uk/> and a Facebook page with 1.2k followers.

Plans

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

Price

Offers in the region of £1,845,000 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 a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is [///shifting.dragonfly.resorting](https://www.what3words.com/#!/en/shiftng.dragonfly.resorting)

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.

