



Aros Centre, Viewfield Road, Portree



STRUTT & PARKER
BNP PARIBAS GROUP 

Aros Centre

Viewfield Road, Portree, Isle of Skye IV51 9EU

A fantastic opportunity to acquire one of the Isle of Skye's main tourism and hospitality businesses located on the main A87 road on the southern edge of Portree.

Portree Centre 0.8 miles, Inverness 112 miles, Glasgow 217 miles, Edinburgh 235 miles

The property

For sale as a whole or in two lots.

Lot 1 - Aros Centre

The property comprises a large detached building mainly single storey but with an upper floor in certain areas as well as a mezzanine above the retail area, constructed of laminated timber portal frame, steel frame in parts and block walls, set under a pitched slate covered roof.

The Property can be further described as follows:

Ground Floor

Vestibule, foyer (with reception desk), seating area, café bar, retail sales area, restaurant (150 covers), commercial kitchen, staff WC's & storage, new children's 3-storey high play area, access to theatre/cinema (that seats 178 over two floors), dressing rooms and production areas, male & female WCs/baby changing area.

First Floor

Meeting rooms, offices, theatre/cinema control room, cinema/theatre gallery, large pitched ceiling storage room, lift access and control room.

External

Patio area; paved area within stone built wall, partly covered by new canopy, with 6 new outdoor wooden bench/tables: accessed from restaurant and immediately outside main entrance area.

Storage area and boiler room with heating/hot water controls with external roller door access; a 12m x 8m (3778m high) box profile steel frame building, housing 2 x bio-mass burners, 10 tonne hopper and water storage facilities.

Smaller water storage area and heating/plumbing control room.

Electric car charge point with card payment facilities.

Main access to Portree Forest

Planning

There is consent for a 24-bedroom hotel extension, further details available from the selling agents.

The Business

The Aros Centre is a well-established business, with facilities to service the expanding tourism market and also local customers. It is recognised as a multipurpose venue, celebrating the islands culture and heritage. It currently houses a 150 cover restaurant, a well-appointed theatre/cinema, small art gallery, retail area, café/bar (which also services the theatre/cinema) and child soft play area. In addition, there are offices and meeting rooms which provide good additional income. The restaurant and café bar offers wide views over Loch Portree.

The restaurant is open throughout the day with a large range of breakfast, lunch and dinner offerings 7 days per week. The Centre attracts a high volume of local business helping to sustain staff jobs all year round.

The business has traditionally attracted around 240,000 visitors per year.











There is an abundance of on-site car and coach parking with the property benefiting from excellent roadside prominence to the busy main road from the south. The main car park is at the same level as the access points to the building making it user friendly and particularly suitable for those with mobility challenges. There is a daily bus service around Portree which calls at the centre on an hourly basis.

Trading Information – Detailed accounts can be provided to interested parties after formally viewing business.

LOT 2 - Potential development site

This site extends to approximately 3.46 acres (1.40 Ha) and is zoned in local plan for hotel/ office use. Independent access has been agreed (and designed) in principle with Highland Council/Trunk Road Authority. There is a designated area on opposite side of road for SUDS surface water dispersal.

Location

The Aros Centre is located on the southern outskirts of Portree on the Isle of Skye. Portree is the main town and hub on Skye and most tourists pass the Aros Centre as they enter the town. Portree has a good range of local services and amenities, such as a swimming pool, restaurants, cafes, schools, shops and hotels. There is also a commercial zone with companies serving trades with building materials, electrical and plumbing equipment, home furnishings etc.

The Isle of Skye has become a prime tourist destination in the UK over the past few years given the stunning scenery and the history and culture the Island offers. The Island is connected by a toll free bridge between Kyleakin and Kyle of Lochalsh.

The City of Inverness provides a wide range of services, educational facilities plus an international airport. The nearest mainline railway station is Kyle of Lochalsh and there are ferry terminals to the Western Isles at Uig and to the mainland via Armadale.



LOT 2



