



FALCONER

PROPERTY CONSULTANTS

**THE GALLEON BISTRO,
POST OFFICE BRAE,
TOBERMORY,
ISLE OF MULL
PA75 6NT**

FOR SALE

- OFFERS OVER £200,000
- 1,016 FT²
- PRIME TOURIST LOCATION
- APPROXIMATELY 30 COVERS
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- ALCOHOL LICENCE

LOCATION

Tobermory is the picturesque capital of the Isle of Mull, renowned for its colourful waterfront, bustling harbour, and friendly community. The town offers an excellent range of local amenities, including shops, cafés, restaurants, a supermarket, healthcare facilities, and primary and secondary schooling.

Surrounded by stunning coastal scenery, Tobermory is an ideal base for enjoying the island's renowned walking, sailing, fishing, and wildlife, with regular ferry connections providing access to the mainland. Combining natural beauty with a vibrant community, Tobermory is a highly desirable location for both permanent living and holiday homes.

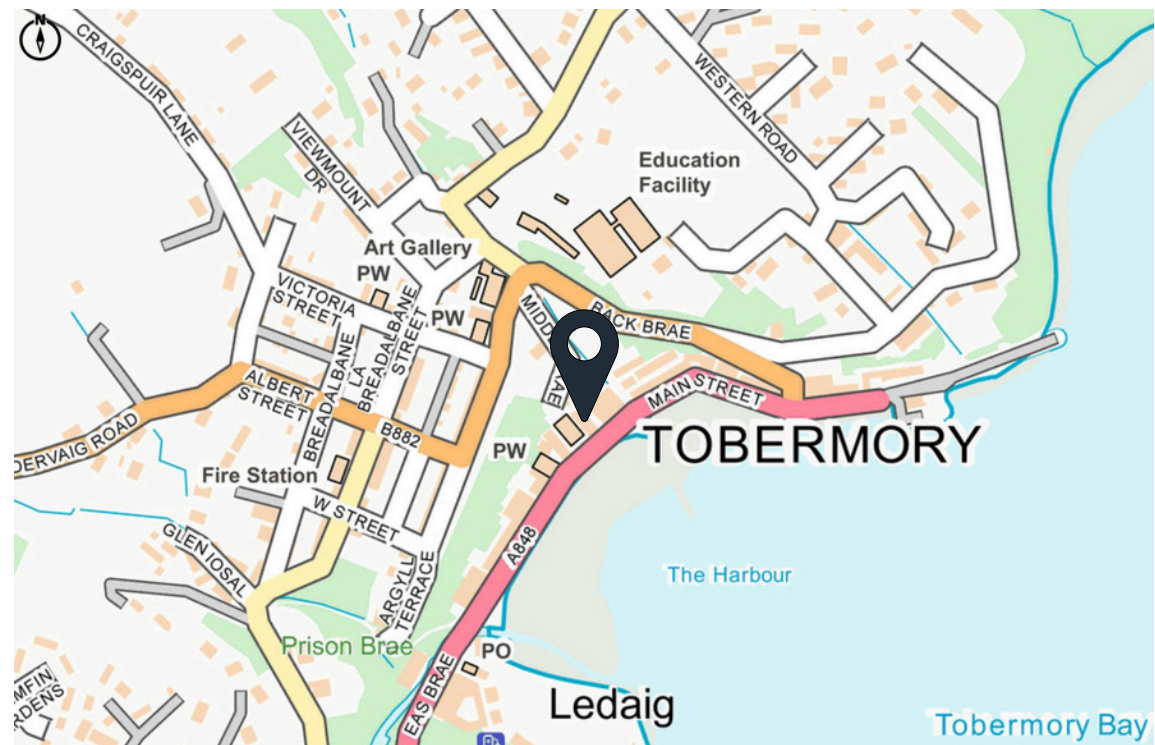
The subjects are located on the western side of Post office Brae close to the Main Street.

DESCRIPTION

The subjects comprise a licensed ground floor restaurant of a mid-terraced building of brick construction and a rendered finish surmounted by a pitched and slated roof.

Internally the property provides a dining area for approximately 30 covers, a small bar and servery area, male and female toilets, cellar and a fully equipped commercial kitchen with extraction, preparation areas, refrigeration and catering equipment.

The property benefits from being fitted out to a high standard.



PROPOSAL

Offers over £200,000 are invited for the heritable interest.

BUSINESS

Occupying an attractive position close to the town's iconic waterfront, the bistro benefits from a prominent location in one of Scotland's most popular island destinations. The business has built a strong reputation for its welcoming atmosphere, quality dining experience and focus on locally sourced Scottish produce.

The Galleon Bistro has traded under the current ownership since August 2021 and has established an excellent reputation, supported by consistently positive customer reviews praising the quality of the food, welcoming atmosphere and friendly service.

The premises offer a characterful and inviting setting, providing an excellent platform for an owner operated business or ambitious new owner to continue developing a successful hospitality business. Tobermory attracts a strong mix of local customers, holidaymakers and returning visitors, creating significant seasonal trading potential.

EPC

A copy of the EPC will be available upon request.



RATING

Rateable Value £10,700.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

94.4m²/1,016ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Argyll and Bute Council Planning Department.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published July 2026.



FALCONER

PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING:** 01786 234 000

 **PERTH:** 01738 230 200

 **EMAIL:** info@falconerproperty.co.uk

www.falconerproperty.co.uk