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## ARDMAREE STORES AND LOBSTER POT RESTAURANT ARD MAREE, BERNERAY, WESTERN ISLES HS6 5BJ



- Rarely available for sale – premises including shop with off-licence and Restaurant in the Outer Hebrides
- Prime location, overlooking the Sound of Harris
- Prominent position on main thoroughfare
- Currently utilised as a successful grocery store, gift shop and restaurant
- Thriving business with regular local custom throughout the year and booming tourist trade throughout the season.
- EPC Rating G140

**OFFERS IN THE REGION OF £130,000**  
INCLUDING FIXTURES AND FITTINGS (PLUS VALUE OF STOCK AT DATE OF SALE)

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)

A unique and exciting opportunity has arisen to acquire a thriving shop, off-licence and restaurant premises enjoying a prominent position on the stunning Isle of Berneray in the Outer Hebrides. Situated in a prime location on the main thoroughfare of the island and close to the ferry terminal with daily sailings to the Isle of Harris, the premises overlooks the picturesque Sound of Harris with views towards North Uist and the Isles of Harris and Skye. A garden area complete with benches is accessible from the restaurant.

The subjects of sale incorporate a spacious timber building housing the shop, 24 seat restaurant with table licence, plus servery area, kitchen, shelved store room/office together with toilet facilities and entrance porch. The area of ground extends to some 0.85Ha or thereby including a large car park and further storage capacity within a portable unit. There is room to extend the building into the grounds if required (planning permission would be required). The premises have recently been fitted with new Upvc windows and doors.

Trading accounts will be made available to genuinely interested parties.

The current owners utilise the premises as a successful grocery and gift shop with the restaurant offering meals and snacks freshly made on the premises often using locally caught and very fresh seafood. The current level of business could be enhanced by offering evening meals which are not presently available.

Both the shop and restaurant are accessed via the front entrance porch which also houses the toilet areas (including disabled and baby change facilities). The restaurant benefits from triple aspect windows with patio doors maximising the views and allowing in natural light giving an airy welcoming feel. Stripped pine floorboarding adds to the appeal. The servery area is located between the restaurant and the kitchen and boasts a display cabinet, sink with hot water boiler and storage units.

The main shop is rectangular in shape with a diverse range of shelving, display cabinets, chillers and freezers which then gives access to the kitchen and shelved store

with an exterior door leading to the car park and portable unit.

Included in the sale are all fixtures and fittings including a new commercial fridge and freezer. There are further freezers and chillers both in the shop and store, all shelving and display fittings, gas hob and microwave ovens in the kitchen, REPOS cash register and stock control system.

This successful business on the picturesque Isle of Berneray enjoys year round custom from local residents and visitors and specifically enjoys high volumes of tourist trade throughout the summer season. There are beautiful unspoilt white sandy beaches within walking distance. The Berneray/Leverburgh ferry is approx 500 metres distant and Lochmaddy, which boasts two hotels, Doctors surgery, bank, primary school, and ferry terminal (Lochmaddy to Uig, Isle of Skye), is approximately 12 miles away.

Berneray is an enchanting island located in the Sound of Harris and is linked to North Uist by causeway. It is inhabited by around 120 people served not only by Ardmaree Stores but also by a post office, church, community centre and fortnightly doctor's surgery. Local buses run regularly.

As well as its Gaelic speaking heritage, Berneray is traditionally a crofting island with a working harbour and a wealth of flora and fauna.

See also [www.isleofberneray.com](http://www.isleofberneray.com) and [http://en.wikipedia.org/wiki/Berneray,\\_North\\_Uist](http://en.wikipedia.org/wiki/Berneray,_North_Uist)

Any planning/ change of use enquiries should be directed to Comhairle nan Eilean Siar planning department. [www.cne-siar.gov.uk](http://www.cne-siar.gov.uk)

**SERVICES** Mains electricity, water and drainage to a septic tank.

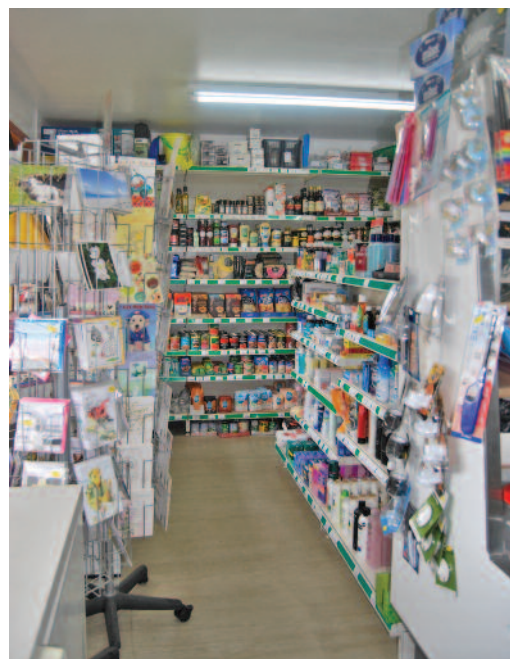
**RATEABLE VALUE** The rateable value of the premises is £2,700 per annum.

**EPC RATING** G140

**ENTRY** By mutual arrangement.

**VIEWING** Strictly by appointment through the selling agents.

**PRICE** Offers in the region of **£130,000** are sought (plus stock at date of sale).



**WHAT TO DO NEXT** INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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