

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## PUFFIN STUDIO CRAFTS, CREAGORRY, ISLE OF BENBECULA, WESTERN ISLES HS7 5PG



- **Rarely available for sale – Premises including craft shop with picture framing workshop located on the Outer Hebrides**
- **Prime location**
- **Prominent position on main thoroughfare**
- **Currently utilised as a successful craft shop and picture framing facility**
- **Thriving business with regular local visitors and busy tourist trade throughout the season.**

**OFFERS IN THE REGION OF £80,000  
INCLUDING FIXTURES AND FITTINGS  
(PLUS VALUE OF STOCK AT DATE OF SALE)**

**WWW.ANDERSONBANKS.CO.UK**

A unique and exciting opportunity has arisen to acquire a thriving shop, and picture framing premises enjoying a prominent position on the stunning Isle of Benbecula in the Outer Hebrides. Situated in a prime location on the main thoroughfare of the island. There is substantial off-road parking.

The subjects of sale incorporate a spacious timber building housing the shop, with an inter-connected portable unit offering toilet facilities and the added bonus of a compact kitchen area with sink and running hot and cold water and fridge. The area of ground extends to some ¼ acre or thereby. 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 craft and gift store and bespoke picture framing facility. The store is currently open seasonally, but the current level of business could be enhanced by a longer trading season. They are willing to consider selling the premises without the current stock if a purchaser would be looking to change the use of the building.

The shop is accessed via the front entrance porch and benefits from double aspect windows maximising the natural light giving an airy welcoming feel. Neutral colours add to the appeal.

The main shop is rectangular in shape with a diverse range of display cabinets and shelving with a serving counter for transactions and wrapping. There is an integral doorway leading to the portable unit which houses the cutting machinery and storage of wood for frames, glass etc. there is an exterior door and toilet facilities.

Included in the sale are all fixtures and fittings including the framing machinery however the current owners are willing to separate the framing business from the retail unit should this be required.

This successful business on the busy Isle of Benbecula enjoys custom from local residents looking for interesting gifts and visitors from all over the world and specifically enjoys high volumes of tourist trade throughout the summer season.

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)

#### **THE ACCOMMODATION COMPRISES:**

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

**RATEABLE VALUE** The rateable value of the premises is £2,100 per annum.

**ENTRY** By mutual arrangement.

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

**PRICE** Offers in the region of **£80,000** 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.

22 Argyll Square, Oban, PA34 4AT  
Tel: 01631 563158 Fax: 01631 565459  
Email: [info@andersonbanks.co.uk](mailto:info@andersonbanks.co.uk)

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY  
Tel: 01870 602061 Fax: 01870 602878  
Email: [uist@andersonbanks.co.uk](mailto:uist@andersonbanks.co.uk)

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

