

Old Pier Cafe

Shore Road, Lamlash, Isle of Arran, North Ayrshire, KA27 8JN

**McEwan Fraser Legal**
Solicitors & Estate Agents



THE LOCATION

Lamlash, Isle of Arran

The Old Pier Cafe is situated in a prime position in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland.

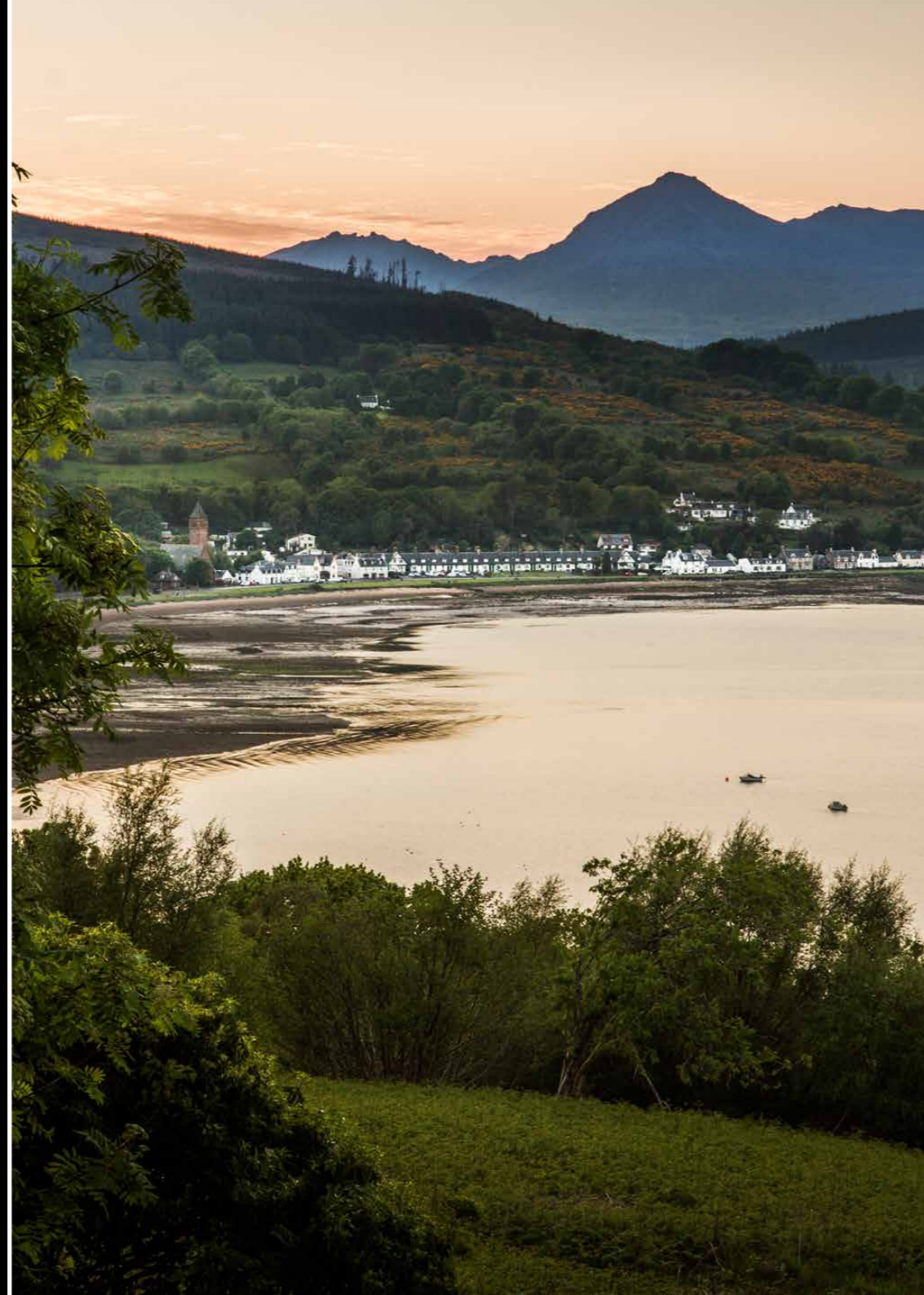
The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern & The Drift Inn), a local church, a newsagent, a chemist, medical centre, the only hospital on the island and the refurbished Co-op. Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before.

Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre.

Prestwick International Airport is 16 miles to the south of Ardrossan, with

Glasgow International Airport 24 miles east of Ardrossan. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick, and Whiting Bay.

A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



OLD PIER CAFE

Lamlash, Isle of Arran

McEwan Fraser Legal are delighted to be able to present to the market "The Old Pier" café which has been a thriving business for many years under the careful guardianship of its current owners.

Providing the local community and visitors with a selection of fine teas and coffees, complimented by fresh baking, made to standard very rarely experienced. All baked daily on the premises to traditional family recipes including a tempting selection of cakes, scones and tray bakes, which are always available together with dietary specific items. They are also famous for its home-cooked meals and Chef's Specials, most of which are made from the finest Scottish produce, with an emphasis on local sourcing wherever possible.

The property itself forms and occupies the corner part of a one and a half storey building comprising of main door access, spread over one single floor including customer toilets laid out in a comfortable spacious manner, with the main counter and kitchen located to the rear of the property including storage areas.

This is a unique opportunity to purchase a substantial property and business located in one of the most desirable locations on the Island, currently running with around 30 plus covers and is fully managed on a daily basis by owner-occupiers. They have personally devoted all their time and built a reputation far and wide, quality produced coffee, fine teas and premier ice creams. However, The Old Pier cafe also has the potential to be further developed by its next owner.





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Lamlash, Isle of Arran

In addition, the well-equipped kitchen could also give the new business owner an opportunity for outside catering, which could allow you to expand your customer base even further within the location.

The Old Pier Cafe also has rave reviews online with Trip Advisor, Visit Arran, Taste of Scotland, and Food List to name but a few.

Accommodation

Ground Floor - Including main door access seated area, counter, store areas, customer toilets, staff WC and kitchen.

Tenure - Freehold

Services - Gas, electric, telephone, and water mains serviced



OLD PIER CAFE

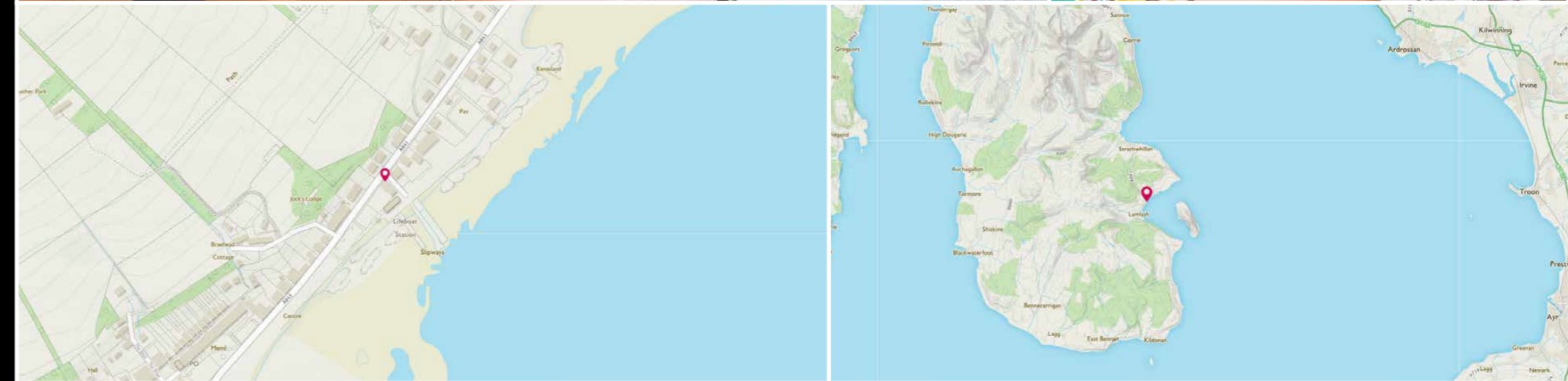
Lamlash, Isle of Arran

Approximate Dimensions (Taken from the widest point)

Cafe & Seating 9.00m (29'6") x 4.90m (16'1")
Kitchen 4.00m (13'1") x 3.20m (10'6")

Gross internal floor area (m²): 83m²

Extras will be fully discussed in detail at the formal offer, with the full trading accounts made available through a request by your solicitor following your viewing.





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