

Yellow Hare Building

GOTT PIER, SCARINISH, ISLE OF TIREE, PA77 6TN



SITUATED IN ONE OF THE MOST PICTURESQUE
LOCATIONS WITHIN THE INNER HEBRIDES



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McEwan Fraser Legal are delighted to bring to market Yellow Hare Cafe, a unique cafe, well stocked shop, laundrette and shower facilities situated at Gott Pier on the Isle of Tiree. The property occupies a prominent trading position next to the Ferry Terminal benefiting greatly from a high footfall, particularly from ferry traffic. Currently a well-established business that caters to both local trade and the vast number of tourists that visit the island each year. Early viewing is highly recommended to truly appreciate the quality of facilities that are on offer.

The quality of services provided ensures that the business maintains a steady trade which has enabled it to build a strong 'regulars' client base. It benefits from year-round trade and boasts a strong income and attractive projections for the future.



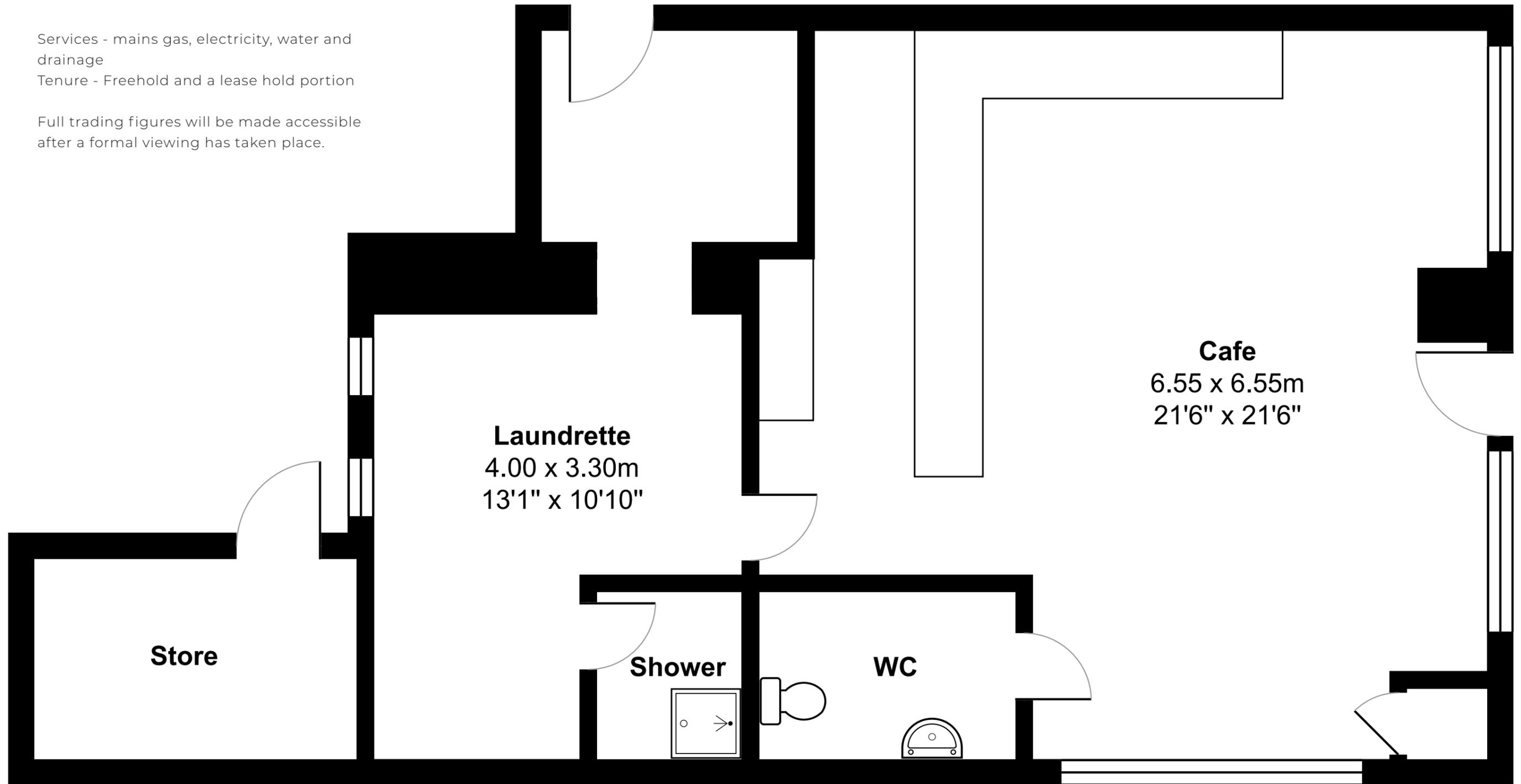
Yellow Hare is an easily managed and well run business that offers quality bistro style food in its 24 cover (inside) and 60 (outside) cafe. The shop stocks a range of produce including gifts, confectionery, cold drinks etc and there is also a laundrette and shower on site. The business is currently owner operated and is supported with seasonal staff in the summer months. The building is a freehold sale with external areas currently leased. The 'Yellow Hare Cafe' name is not for sale however the sale price includes the great majority of fixtures and fittings making this a unique turnkey investment for the new owner once re-branded.





Services - mains gas, electricity, water and drainage
Tenure - Freehold and a lease hold portion

Full trading figures will be made accessible after a formal viewing has taken place.





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Tiree





Situated at Gott Pier on the picturesque Isle of Tiree, 25 miles to the west of the Ardnamurchan peninsula and the Scottish mainland. The Scottish island can be accessed by ferry crossings from Oban, via the Island of Coll or by flying into to the island's airport which offers regular connections to and from Glasgow airport. The island has long been recognised as the sunniest place in the British Isles, making Tiree an ideal place to rest and relax, walk and surf or simply soak up the solitude and beauty of its long white sandy beaches and turquoise waters. Scarinish is the Islands main village and is situated in the Inner Hebrides of Scotland. Tiree has a population of approximately 650 and attracts thousands of visitors annually to a range of firmly established festivals held throughout the year which include the Tiree Music Festival, Sea Change Film Festival and the Wave Classic Wind Surfing Championships, all of which greatly increase the island's population.

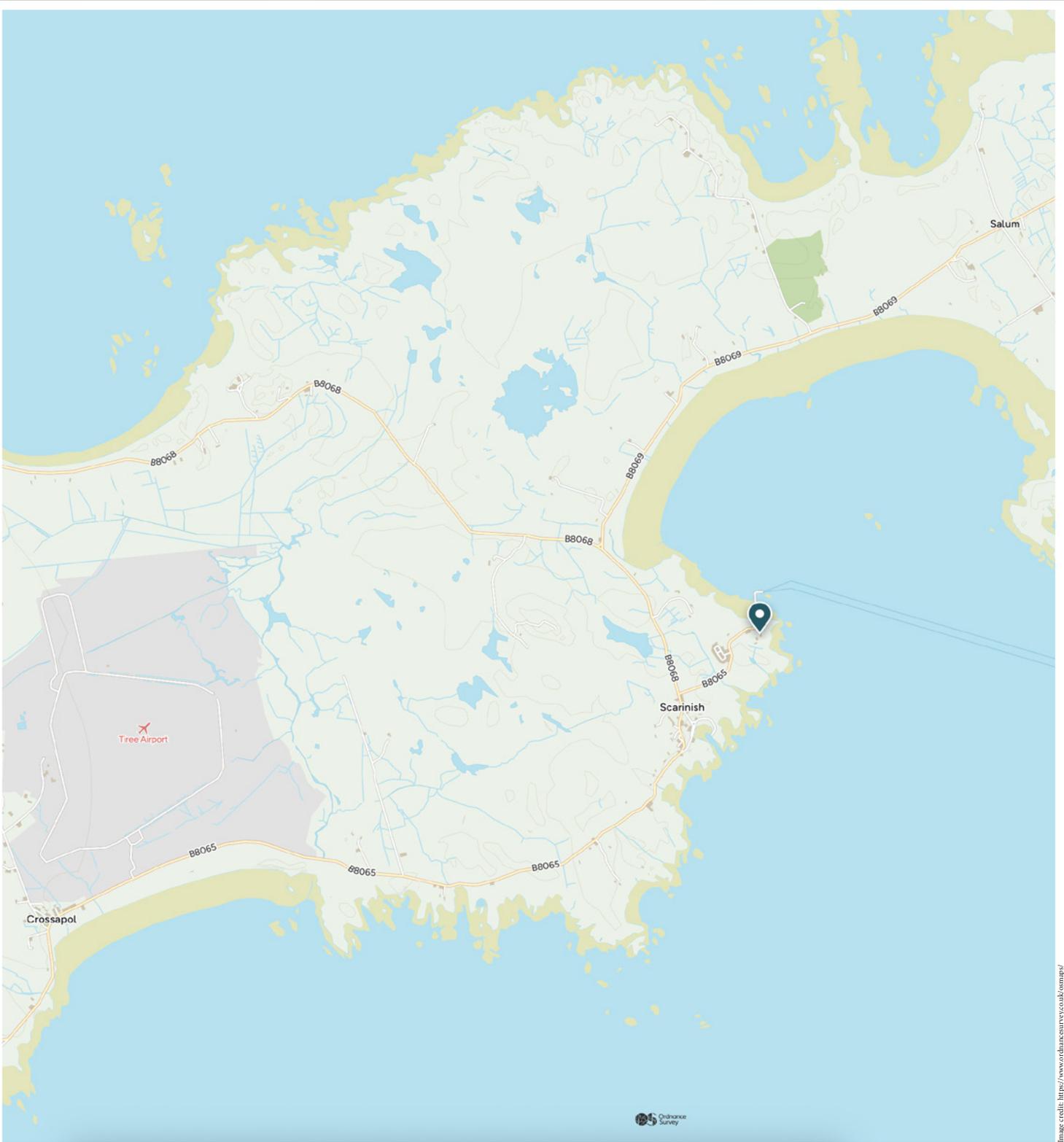


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