



**FOR SALE**

**VILLAGE STORE AND OWNERS ACCOMMODATION**

**'THE BAY KITCHEN AND STORES' • WHITING BAY • ISLE OF ARRAN • KA27 8PZ**

- Located in the popular village of Whiting Bay
- Long established and profitable village store
- Prominent, well-presented shop with a community table
- Immaculate 4-bedroom house with spectacular views
- Offers over £450,000 are invited

## LOCATION

Whiting Bay, is a stunning coastal village on the south east side of the Isle of Arran, and has open views beyond the Holy Isle across the Firth of Clyde, towards the southern point of Scotland.

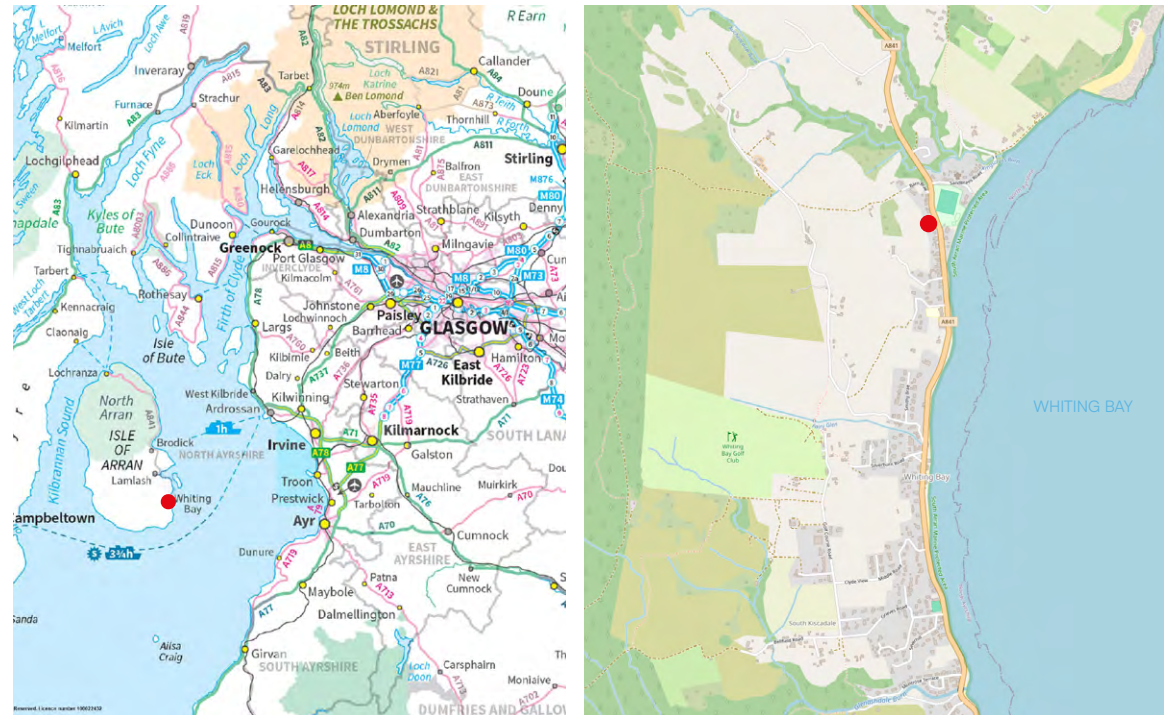
The village is located around 8 miles south of Brodick, accessed via the A841 with an estimated 17-minute drive time. The ferry terminal in Brodick offers regular crossings to Troon and Ardrossan, operated by Caledonian MacBrayne, with both towns having onward rail links to Glasgow.

'The Bay Kitchen and Stores', is a focal point in Whiting Bay, occupying a prominent roadside position to the north end of the village adjacent to The Bay Garage and Petrol Filling Station, and a short distance from Whiting Bay Primary School. The village has good local amenity including a café/bar, a hardware store, a pharmacy, a Post Office and craft retail outlets, as well as an attractive 18-hole golf course and a variety of walking trails. Secondary schooling is in nearby Lamlash.

## DESCRIPTION

'The Bay Kitchen and Stores' is a well-established yet modern village store business and it is the longest continuously trading food shop on the island, being purpose built in 1919 for Alex McKelvie, a soldier returning from World War 1.

Owned by the vendors since 2014 and comprehensively refurbished in 2015, the business is a traditional village store offering convenience food shopping and an off sales, alongside a community table for local residents and tourists alike, and the opportunity to have a barista coffee, a sandwich, baked goods, or freshly prepared food in a welcoming environment, with a stove and internal seating area complimented by external seating. The shop is a proud supporter of local produce and zero waste



# DM HALL

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**Arran**  
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GARDEN



GARDEN



THE STORE



THE STORE



THE STORE



THE STORE

produce including fresh milk from a local dairy, local butchery, with an array of eclectic grocery 'foodie' items and convenience staples, including greengrocery produce and fine wines. The shop regularly holds 'foodie' pop ups and seasonal events, popular with locals and tourists alike.

The building offered for sale is contained over two floors with the ground floor shop having three display windows on to the main road and extending to a net internal floor area of 111 sq m (1,195 sq ft), sub-divided to form an artisanal style main sales area with an office, a store and a toilet to the rear. There is potential to alter the current layout to grow the retail and/or food offerings.

The accommodation has a private, main door access and is immaculate throughout with excellent views to the Holy Isle and beyond, to the Firth of Clyde.

At ground floor level is the entrance hallway and a large, fitted dining kitchen space plenty of space for a farmhouse table, and with patio doors lead on to the private garden area.

At first floor level there is a generous lounge with four well apportioned bedrooms, and two bathrooms each with modern fittings. The accommodation is decorated to a high standard throughout.

Indicative floorplans are provided.

The property has mature and enclosed private gardens rising in to the rock face behind the property, with excellent views at high level. The garden has a decked patio area, and a garden storage shed, together with a traditional built former outbuilding, modernised and suitable for a variety of uses such as a garden room, an office, or, a music room. The vendors have introduced a wood fired hot tub, albeit this does not form part of the sale.

The accommodation is currently rented as serviced accommodation, bookable through Air BnB, with the property attracting strong demand with around 80% occupancy. Sales figures can be provided to interested parties.

## BUSINESS

'The Bay Kitchen and Stores' is well established on the island and is operated on a full time basis by the vendor, with a small team of part time staff, and would be an ideal purchase for a family or someone seeking a lifestyle change.



LOUNGE



KITCHEN

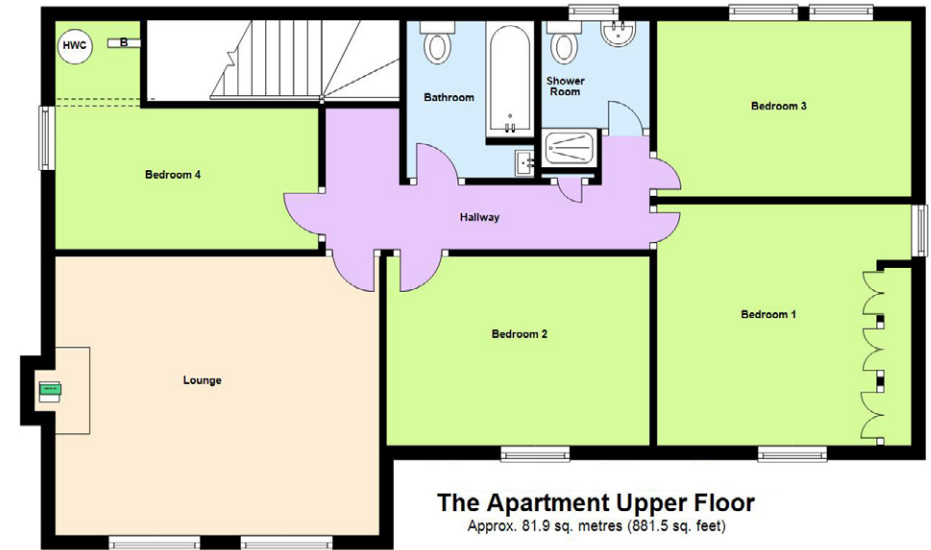
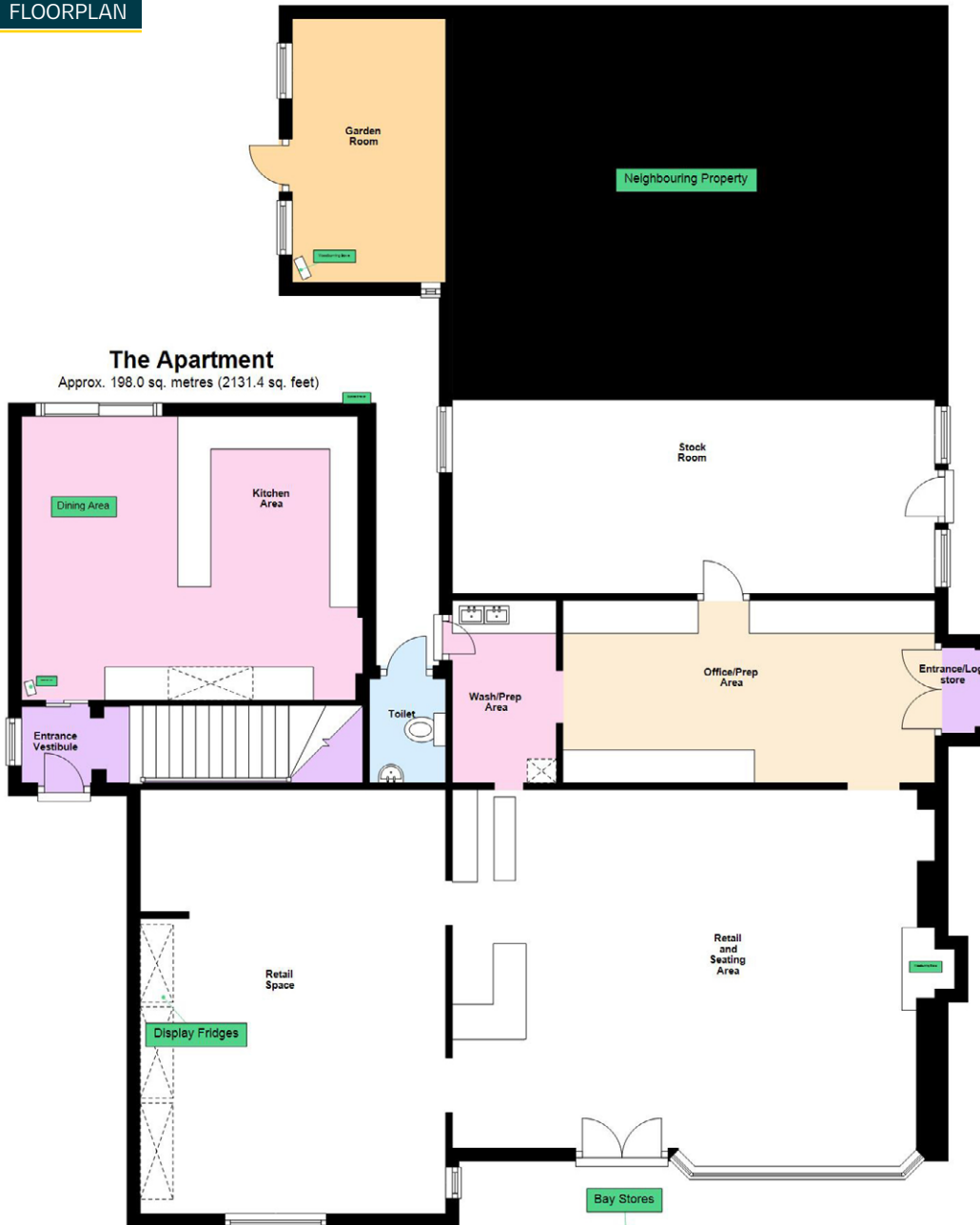


FEATURE



BEDROOM

FLOORPLAN



ALL PLANS ARE FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.



LOUNGE



BEDROOM



BEDROOM



GARDEN

The business is open seven days, trading from 830am to 5pm Monday to Saturday and 10am to 5pm on a Sunday, with potential to increase business hours.

Sales have consistently been between £500,000 to £600,000 per annum, with strong gross and net profit levels. Profit and loss accounting information is available to genuinely interested parties.

### EPC

Available upon application, The shop has a C rating and the flat a C rating.

### PRICE

Offers over £450,000 are invited for our clients heritable interest in the property together with the goodwill, fixtures and fittings. Stock is at valuation

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

### VIEWING & FURTHER INFORMATION

Strictly by contacting the joint selling agents:-

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