



Retail unit,
Harbour view,
Blackwaterfoot,
Isle Of Arran,
KA27 8EZ



Arran
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Established Retail Unit located in Blackwaterfoot

****RECENTLY REDUCED****

Located in the charming village of Blackwaterfoot on the picturesque Isle of Arran, this commercial retail unit presents a unique opportunity for both business and or development, spanning approximately 1350 square metres, a third of an acre in total.

The property and plot boasts a prime location with stunning views of the sea and harbour, making it an attractive spot for potential customers and visitors alike within the busy village.

The unit is situated in the heart of the vibrant Blackwaterfoot Village, known for its welcoming community and scenic beauty. This location not only offers a bustling retail environment but also the potential for a residential building plot, subject to consent, allowing for creative development opportunities that could enhance the local area.

With the added benefit of car parking, accessibility is assured for both customers and residents. This property is ideal for those looking to invest in a retail space with the added potential for residential development, subject to relevant local planning consents, making it a versatile option for savvy investors or entrepreneurs.

Trading presently as the Arran Butchers, the property includes the main shop and retail area, preparation kitchens, cold storage, freezer room, office space, two toilets and a staff area. Adjacent to this there is a further out building accommodating storage chillers and there is car parking for several vehicles.

In summary, this retail unit in Blackwaterfoot is not just a property; it is a gateway to a thriving business opportunity in a stunning coastal setting. Whether you are looking to establish a new venture or explore development possibilities, this opportunity is well worth your consideration.

Services

The unit is connected to mains water and electricity with a phase 3 supply. Drainage is to a septic tank located within the grounds.

Commercial rating

The rateable value is £5500 and the property benefits from 100% small business discount.

Grounds

Enjoying a southerly aspect, the grounds extend to approximately 1/3 acre and a relatively flat with hard stand parking and turning areas to the front and a small lawn area to the rear bounded by fencing.

Fixtures and fittings

Some of the fixtures and fittings of the retail unit can be made available by separate negotiation.

A little more information

The shop is a short walk from the local amenities which include newsagents, general store with post office and off sales, garage with petrol station and a bakery. The Kinloch Hotel with leisure facilities stands above the small harbour and the children's playpark and a football pitch are within the same vicinity. The long sandy beach, Shiskine Golf Club and Restaurant, tennis courts and bowling green area are all within a short walk. Blackwaterfoot is ten miles from Brodick via the String Road and has a regular bus service meeting the ferries. The local primary school and early years classes is at Shiskine and the secondary school is at Lamlash.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

DIRECTIONS

From Brodick Pier turn right and travel through the village taking the B880 String Road to Blackwaterfoot. Proceed through the village, pass the Kinloch Hotel, cross the bridge and take the first right. Where the retail unit is located on your right hand side. What3words
///assorted.undercuts.enhanced



Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:
What3words:///assorted.undercuts.enhanced

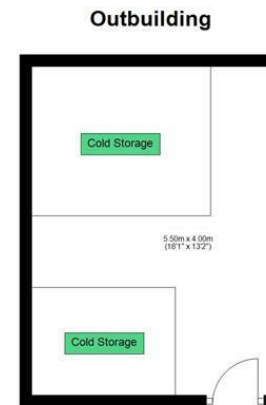
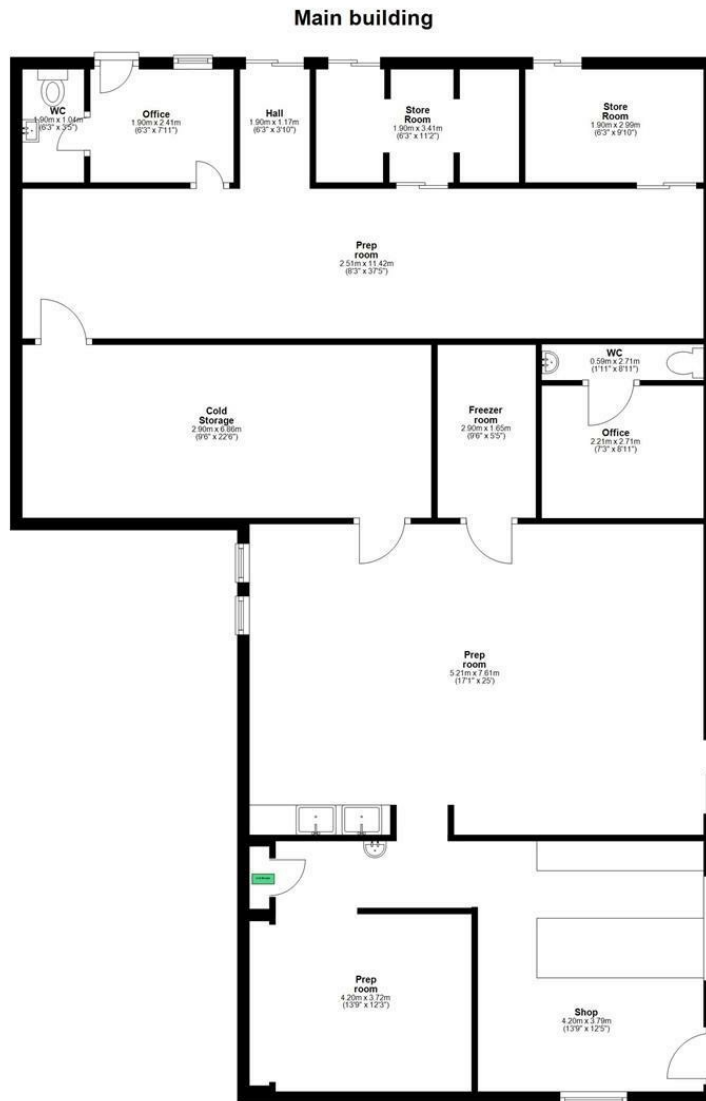
Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361
www.calmac.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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