



The Boathouse
The Beach, Invercloy
Brodick
Isle of Arran
KA27 8AJ

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more information:

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[Click here to view a video of The Boathouse](#)



Property Summary

A unique opportunity to purchase a rarely available timber retail unit, which has a breath-taking location set directly on a beautiful sandy beach in the heart of Brodick village. Originally built as a chalet, this retail unit covers 59.7 square meters and it has a plot size of 427.5 square meters. With its prime and highly desirable beachfront location, it also sees huge footfall, and is a massively popular setting with locals and tourists alike. It is perfect for anyone seeking a coastal business opportunity and those looking to start a new life and career on the island. Whilst the exterior of the unit requires a cosmetic upgrade, the interiors provide a blank canvas and endless opportunities – a visionary buyer could certainly create a lucrative business here.

Please note, the sale is solely for The Boathouse, not the land it sits on. Therefore, a lease will need to be established with Mr Nick Wright at Arran Estates (nick@stanleywright.co.uk). It has been confirmed in principle that they have no objection to granting a new lease to an incoming buyer. In addition, purchasers may wish to lease the neighbouring Putting Green as well, which is also available via Arran Estates.

Features

- Beachfront timber retail unit
- Covering 59.7 square meters
- Plot size of 427.5 square meters
- A rare and unique opportunity
- Breath-taking central location in Brodick
- Popular setting with high footfall
- Option to lease adjacent Putting Green
- Spectacular beach and mountain views
- Access ramp and a timber deck
- Spacious, triple-aspect sales floor/meeting room
- Large storage area with outdoor access
- Kitchenette and a WC
- Situated by a play park and a car park





“A rare and unique opportunity with a breathtaking central location in Brodick”







Title plan



The Boathouse is reached via a few steps or an access ramp, leading to a timber deck which faces the beach, capturing spectacular views of the sea and Goatfell. Inside, there is a bright, triple-aspect shop floor/meeting room. It has a spacious footprint and provides an abundance of possibilities. Previously, it was used to sell fishing equipment, gifts, toys, ice cream, drinks, and confectionery, as well as being a hire section for rental bikes and the Putting Green. A large storage area (with outdoor access) adds to the versatility and creative options available, in addition to a kitchenette and a WC.

Outside, there is a car park directly beside The Boathouse. There is also the adjacent Putting Green and there is a public park and children's play area, which is popular with families.



Brodick, Isle of Arran

'The Boathouse' is located in a prime position close to the beach in Brodick on the beautiful Isle of Arran. The Isle of Arran (aka "Scotland in Miniature") has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce. Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre. Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan has a mainline rail station, with direct 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 village of Lamlash, only a short drive from Brodick, is home to the Island's High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

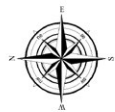
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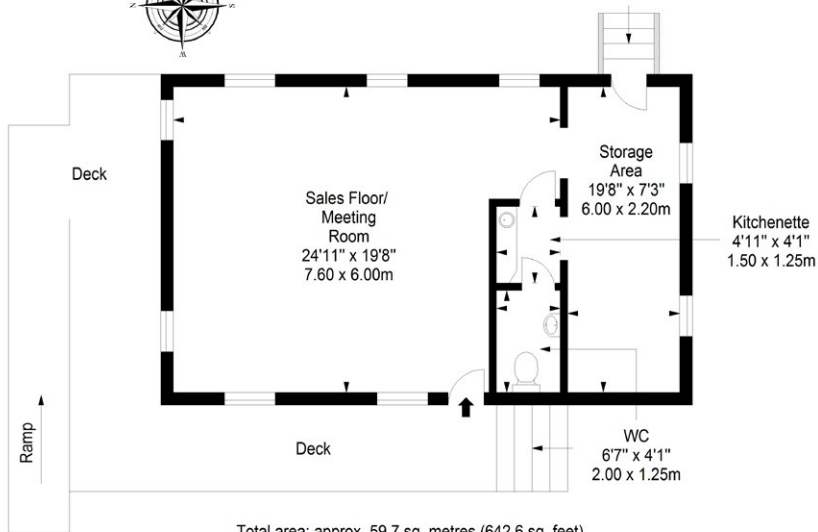
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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.



Ground Floor
Approx. 59.7 sq. metres (642.6 sq. feet)



Total area: approx. 59.7 sq. metres (642.6 sq. feet)