



O.I.R.O. £160,000

Large multi-purpose Unit,
Gorseness Road, Rendall, KW17 2HB

Harcus.



This expansive building, measuring approximately 100ft x 50ft, which currently hosts a café, is located in a stunning seaside setting. Formerly a wildlife centre, it presents a unique opportunity for individuals seeking a multifunctional space.

The existing café can continue to thrive as a vibrant gathering spot, attracting both residents and tourists. Furthermore, the remainder of the building can be transformed for various uses, or the whole structure could serve as storage or accommodate a variety of other options.





Building

The expansive split level building, previously operating as a wildlife centre, features an indoor garden and waterfall, making it ideal for various activities. The existing café area could continue to serve and you envisage extending this venture, and/or transform the building into a creative studio, or community hub, the possibilities are endless. For those with a penchant for hospitality, the combination of the scenic location and the well-appointed facilities provides the perfect backdrop for hosting events or alternatively, you may wish to simply utilise the building for storage purposes. The facility spans approximately 100 feet by 50 feet and is equipped with 22 solar panels that can generate up to 10 kW of power daily during the summer months.

Outside, there's a section currently used for animal enclosures, which could be transformed into a courtyard or repurposed for other diverse uses. Additionally, another building is situated at the rear of the property.

An extensive parking area accommodates numerous vehicles, enhancing accessibility.





Cafe

The established cafe boast windows that elegantly frame beautiful views to the sea. It can accommodate a minimum of 20 guests indoors and offers a menu featuring homemade delicacies and light lunches prepared from a variety of local ingredients. Patrons can enjoy their meals while taking in the stunning scenery indoors or choose to dine al fresco in charming picnic areas. This tranquil setting provides opportunities to observe local wildlife, including seals, orcas, and seabirds, as well as to appreciate the remarkable landscapes of Rousay, Wyre, and Gairsay.

The kitchen is fully equipped to fulfill all catering needs.

Additionally, the facility includes restrooms for both ladies and gents, as well as accessible amenities and baby-changing facilities.



Services

Mains services, Septic tank

Entry

By arrangement.

Price

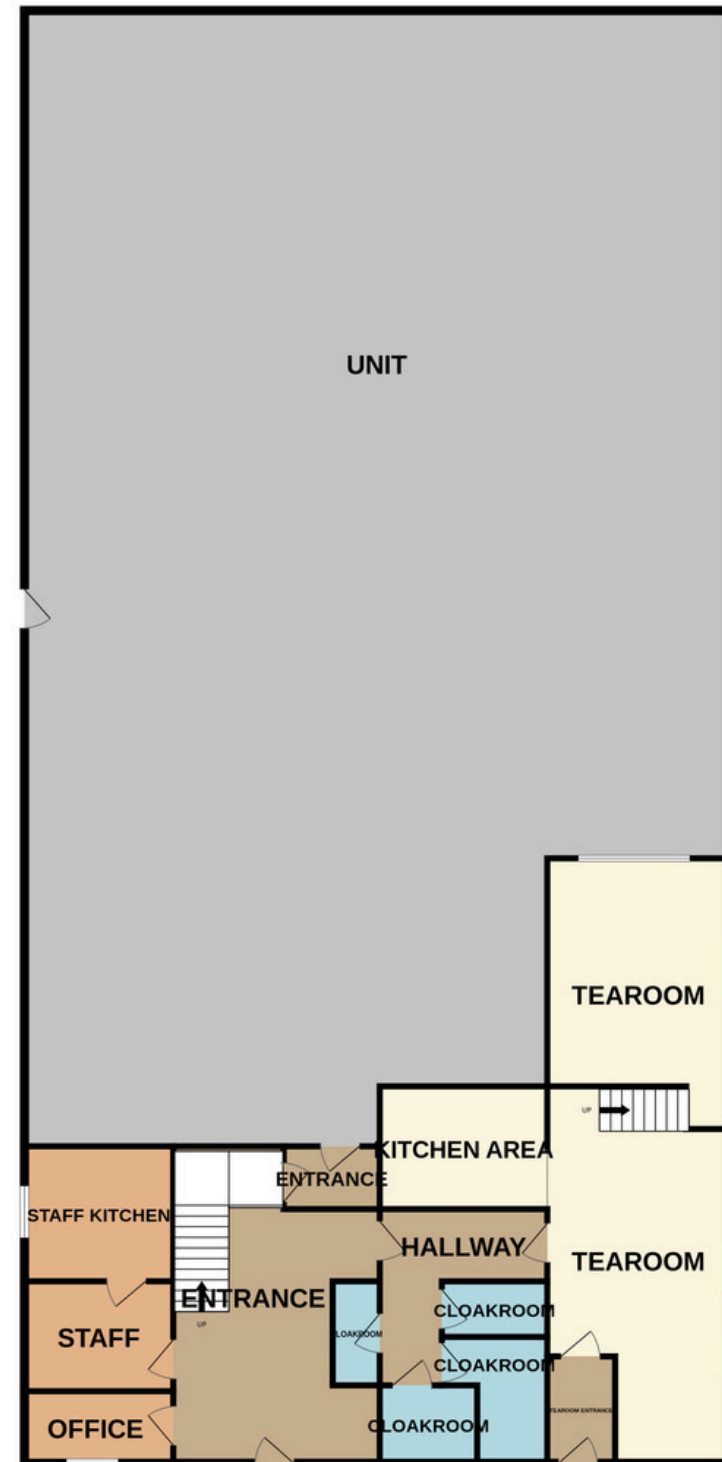
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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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