



Derya's Cafe Pentland Crescent Thurso

**Offers Over
£125,000**



- Beachfront property
- Outside seating
- Wheelchair accessible
- Uninterrupted sea views
- NC500 route
- Turn key business

An opportunity to purchase an iconic building on Thurso seafront that had been trading as a cafe with 18+ covers inside and 16 covers outside. Ideally situated along the seafront, within walking distance to the town centre and having uninterrupted views of Thurso Bay, Dunnet Head and the Orkney Isles.

The property consists of a dining area, serving/kitchen/preparation area, 2 customer toilets, one of which offers disabled access, vestibule and outside storage facilities. Well positioned to take advantage of cruise liner visits, the NC500 route, close to hotels, campsite and the beach which guarantees footfall.

The detached property benefits from gas central heating. Commercial EPC rating G. A virtual tour can be found on our website: pollardproperty.co.uk

What3words: ///limes.clapper.bicker

**Entrance Vestibule****9' 10" x 4' 11" (3m x 1.5m)**

Enter via a low gradient ramp from the beach front into the entrance vestibule. It has tiled flooring, an internal window looking into the dining area, 2 customer toilets and a door opening into the dining room.

Dining area**23' 0" x 16' 3" (7m x 4.95m)**

This spacious room has a terracotta tiled floor with seating for 18+ people. The room is bathed in natural daylight from 5 original sash casement windows that take full advantage of the uninterrupted sea views. There are ceiling spotlights with a dimmer switch and fitted privacy blinds to change the ambience of the room. An electric fire with fireplace surround provides a cosy focal point.

Serving Area**7' 10" x 7' 9" (2.38m x 2.36m)**

This oversees the dining area and is fitted with wooden units and incorporates shelving, cupboards and a convenient wash hand basin. The area has anti-slip vinyl and there is an under counter glass fronted, refrigerated unit, Iberital lb7 coffee machine, Iberital coffee grinder and electric till. Between the servery and dining area is an ice cream display unit acting as a counter, a full height double drinks fridge and a full height refrigerated glass display cake cabinet.

Kitchen**16' 1" x 7' 10" (4.9m x 2.4m)**

The professional kitchen is well equipped with stainless steel units and shelving. It is lit with ceiling strip lighting and floored with slip resistant vinyl. There is a door giving access to the side of the property where a metal storage shed can be found. The appliances are: double door fridge, freezer, under counter fridge, Sharp microwave, Moffat plate warmer, Ecomax dishwasher, Beko 4 burner electric cooker, Lincat twin deep fat fryer, commercial smooth griddle, commercial steak grill, extractor hood. A CCTV wall mounted monitor is above the arch to the serving area.

Toilet**5' 7" x 4' 11" (1.7m x 1.5m)**

The first toilet is wheelchair accessible with a sliding door providing access to a toilet and wash hand basin. There are fitted grab rails, a drop-down rail and a fold down baby changing unit. The room is finished in white mosaic tiles and slip resistant flooring. A frosted glass window allows natural light and ventilation.

Toilet**6' 7" x 4' 11" (2m x 1.5m)**

The second toilet offers a WC cubicle, urinal and 2 wash hand basins. There is a frosted glass window and the room is tiled and completed with slip resistant flooring.

Exterior

In addition to the dining area is an outdoor seating area which can accommodate 16 people. Ideal to take advantage of the fantastic location with views of the beach, Thurso Bay and the Orkney Islands. At the side of the property are externally accessed storage facilities.

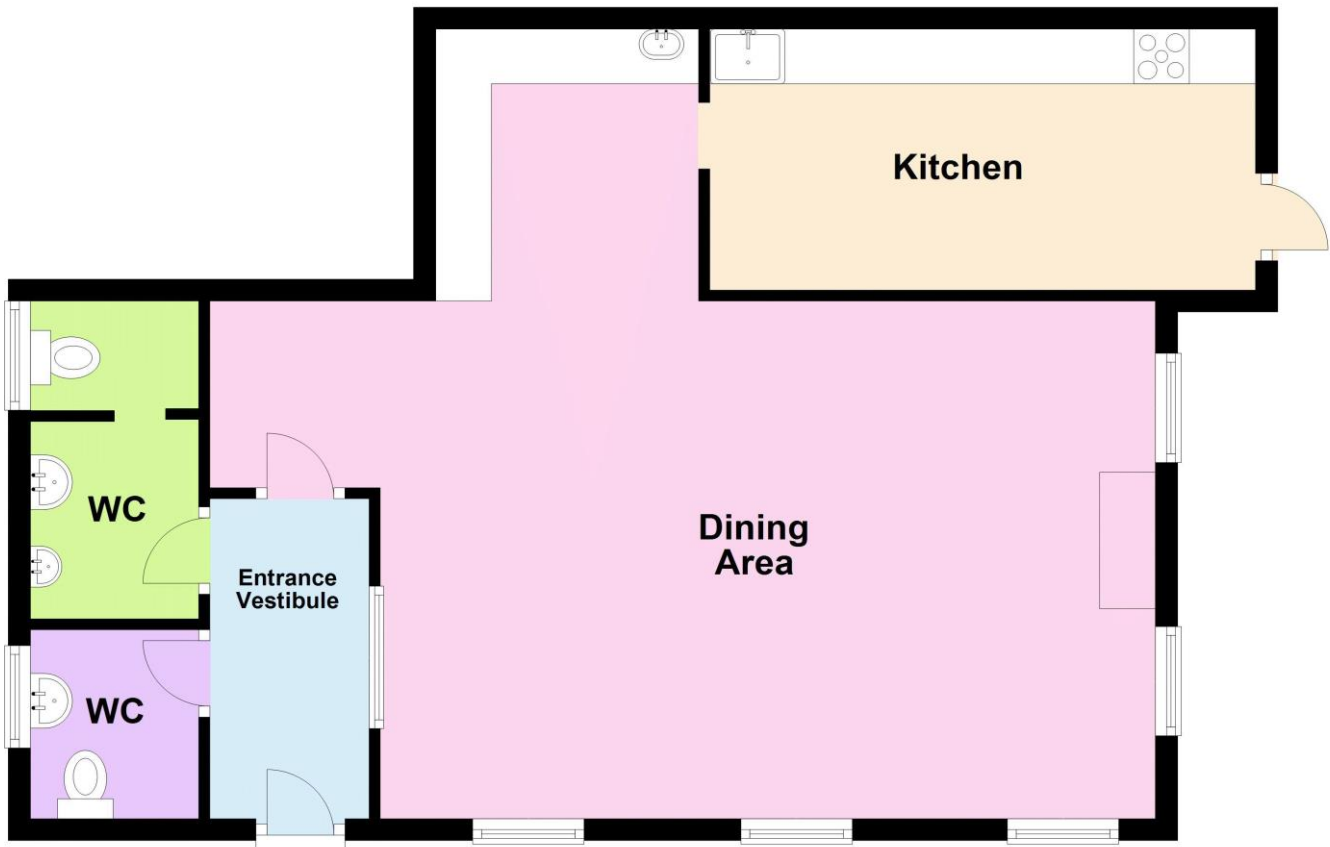


Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.