



## THE HARBOUR SHOP | MALLAIG | PH41 4PU



### PRICE GUIDE: £180,000

Occupying a prime position, in the centre of the desirable village of Mallaig, with views across the harbour, the subjects of sale form a desirable end-terrace shop. This very successful business has been run by the owner for the last 23 years and the sale is due to retirement. Offering fantastic space of around 68 square metres, conveniently arranged over two levels, the space comprises the main shop area, adjoining corridor with cloakroom, and two stock/storage areas. The Harbour Shop is licensed and sells a selection of convenience items including soft drinks, snacks, confectionery, grocery goods, hot take-away food and drinks, a large selection of alcohol and tobacco items, and their best selling, premium soft-serve ice cream cones. The owner also has a fireworks licence for the shop. Benefiting from mixed glazing and air conditioning, the property is in very good order throughout, and includes all shelving, chillers, freezers, Taylor Crown soft-serve ice cream machine, Flavor Blast machine, coffee machine, hot food unit, slush drinks machine and cash register as seen. Please note, whilst the equipment is in very good working order, no guarantees will be given. An independent stock take will be arranged at the point of a formal offer being accepted and this will form part of said offer.

Mallaig is a popular west coast village, situated at the end of the "Road to the Isles" from Fort William to Mallaig. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands. Ferries operated by Caledonian MacBrayne and Western Isles Cruises sail from the port to Armadale on the Isle of Skye, Inverie in Knoydart, and the Isles of Rùm, Eigg, Muck, and Canna. The village itself has hotels, restaurants, shops, superb bakery, gallery, primary and secondary schools, while further facilities are available in Fort William, to which there is a link by both road and rail, including the Jacobite Steam Train.



- Superb Business for Sale
- Desirable End-Terrace Shop Unit with Harbour Views
- Central Village Location
- Main Shop Area
- Corridor & Cloakroom
- 2 Stock/Storage Areas
- Double Glazing & Air Conditioning
- Stock Available at Separate Negotiation
- EPC Rating: B 17
- Planning Class: Shop

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# Property Dimensions

## Main Shop Area 7.1m x 5.9m

With half glazed wooden entrance door. Fixed picture window to front views. Step up to check-out area and licensed section. Door to corridor.

## Corridor 1.5m x 0.7m

With doors to cloakroom and stock/storage area one.

## Cloakroom 1.9m x 0.9m

With frosted window to rear. Fitted with white WC and wash hand basin. Fully tiled walls and flooring.

## Stock/Storage Area One 3.2m x 1.7m

With light and power. Stainless steel sink unit. Fitted shelving. Door to stock/storage area two.

## Stock/Storage Area Two 3.9m x 3.0m

With light and power. Fitted shelving. Wooden door to rear entrance (steps lead up on to Davies Brae for deliveries).

## Travel Directions

From Fort William, travel on the A830

Road to the Isles to Mallaig for 45 miles. When entering the village, turn right at the roundabout, past the Co-op and continue straight ahead to the junction. The Harbour Shop is located on the right hand side on the corner of Davies Brae.

## Equipment Inventory

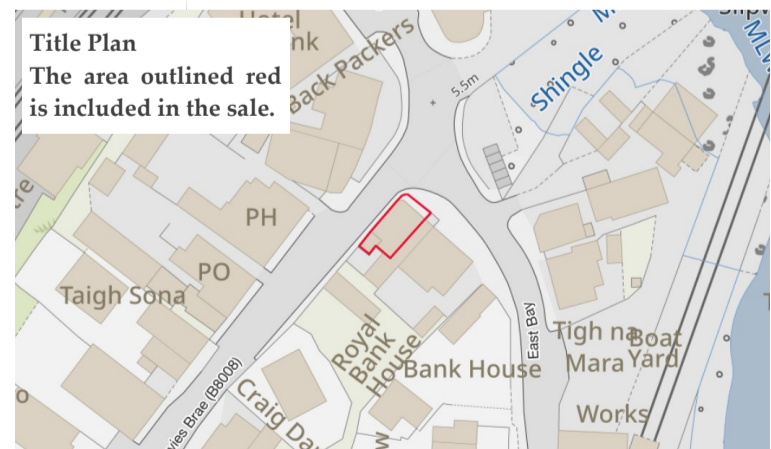
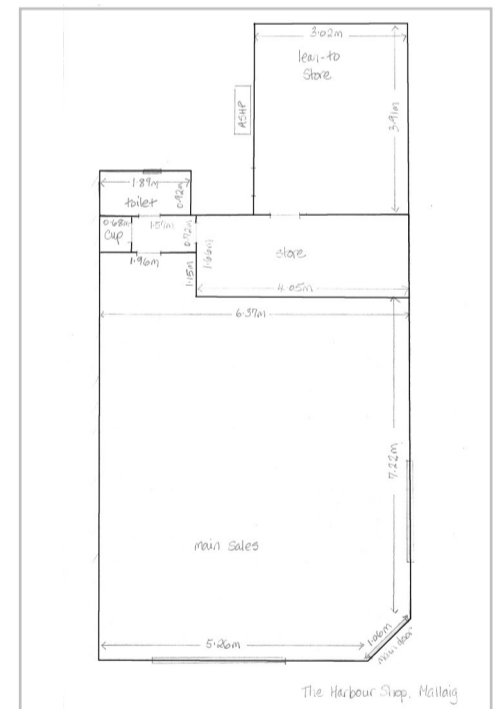
- Taylor Crown C708 Model Soft Service Ice Cream Machine (less than 2 years old and still under guarantee)
- Flavor Burst Machine
- Allied Drinks Coffee Machine
- Slush Drinks Machine
- Hot Food Display Unit
- 2 Chiller Units
- 2 Freezers
- Cash Register
- All shelving/display units


## Rateable Value

The rateable value of the subjects at the time of advertising was £6750, however with the Small Business Bonus, this equates to a Zero amount payable.



Floor Plan





These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).