



Unit 2

CRAFT VILLAGE

Balnakeil, Durness, Lairg, IV27 4PT

**McEwan Fraser Legal**
Solicitors & Estate Agents

Unit 2

CRAFT VILLAGE

MCEWAN FRASER LEGAL ARE DELIGHTED TO PRESENT TO THE MARKET THIS MODERN COMMERCIAL UNIT CURRENTLY RUNNING AS A POPULAR CAFE.

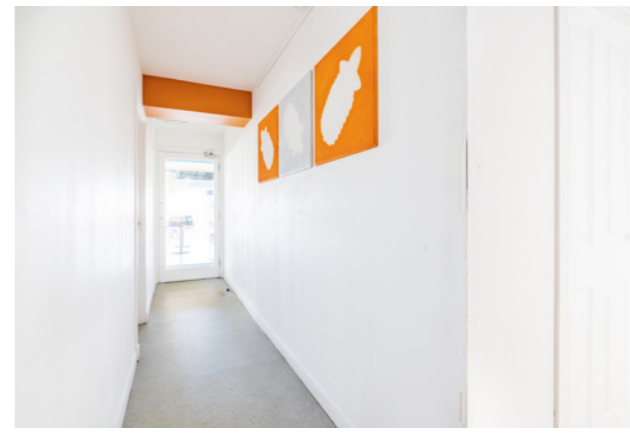
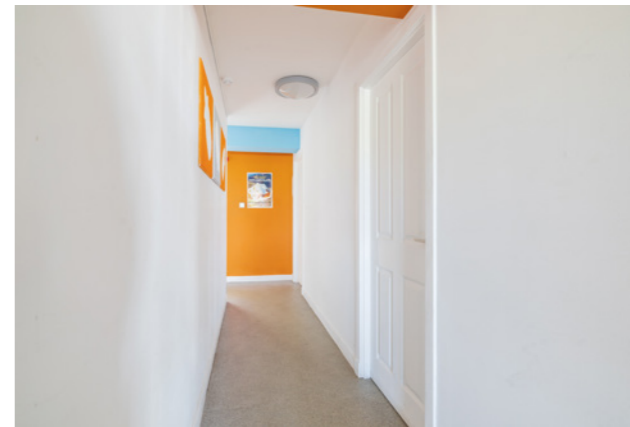
The unit is spacious in size and freshly decorated both internally and externally, offering a 'turn key' investment for any potential purchaser. The unit sits on a larger than average plot with a large rear garden. Situated directly at the entrance of the craft village which is a popular area visited by both locals and tourists alike and currently home to a range of local artists & businesses, including a hairdresser's, art galleries, paintings & prints, ceramics, woodwork, glass work & more unique crafts. Making Unit 2 a flexible investment.

The accommodation on offer includes an access ramp which leads to the main cafe area, currently with a capacity for 50 covers, French doors give access to a paved area providing space for another 40 covers. Within the cafe there is a serving counter and prep area which lead to the well-equipped industrial kitchen at the rear of the property. Ladies' and gent's WC's are located off of the main hallway as well as a shower room and storage facilities.

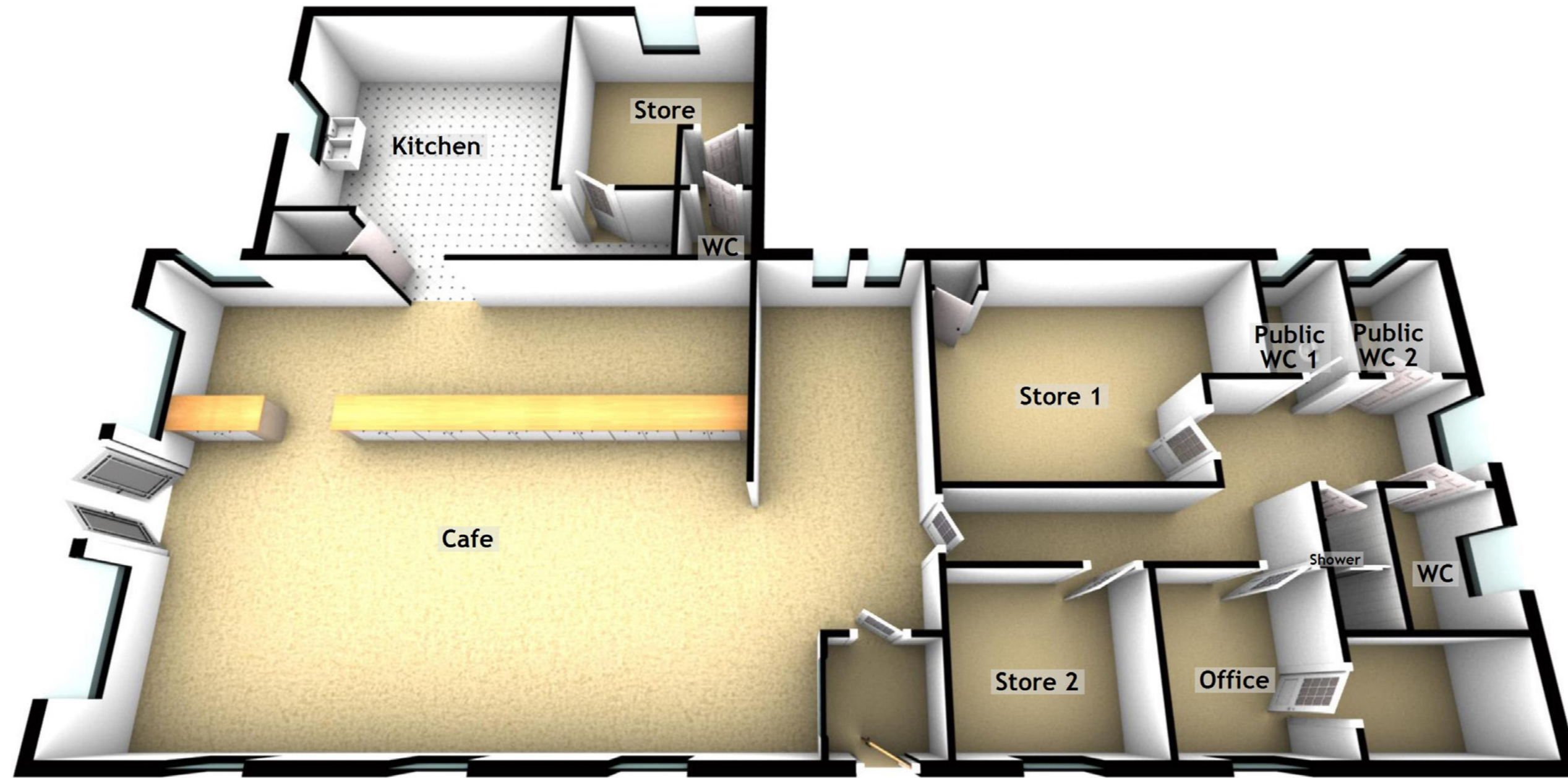
Unit 2, Craft Village really does provide a turn-key investment for someone looking to run a business in one of the most beautiful areas in the UK.

CAFE









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APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)

Cafe	11.50m (37'9") x 7.00m (23')
Kitchen	6.10m (20') x 4.40m (14'5")
Store	3.40m (11'2") x 3.00m (9'10")
WC	1.10m (3'7") x 1.10m (3'7")
Office	2.40m (7'10") x 2.30m (7'6")
Public WC 1	1.80m (5'11") x 1.20m (3'11")
Public WC 2	1.80m (5'11") x 1.40m (4'7")
WC	1.90m (6'3") x 1.50m (4'11")
Shower	1.90m (6'3") x 0.80m (2'8")
Store 1	4.80m (15'9") x 3.40m (11'2")
Store 2	2.70m (8'10") x 2.40m (7'10")

Location

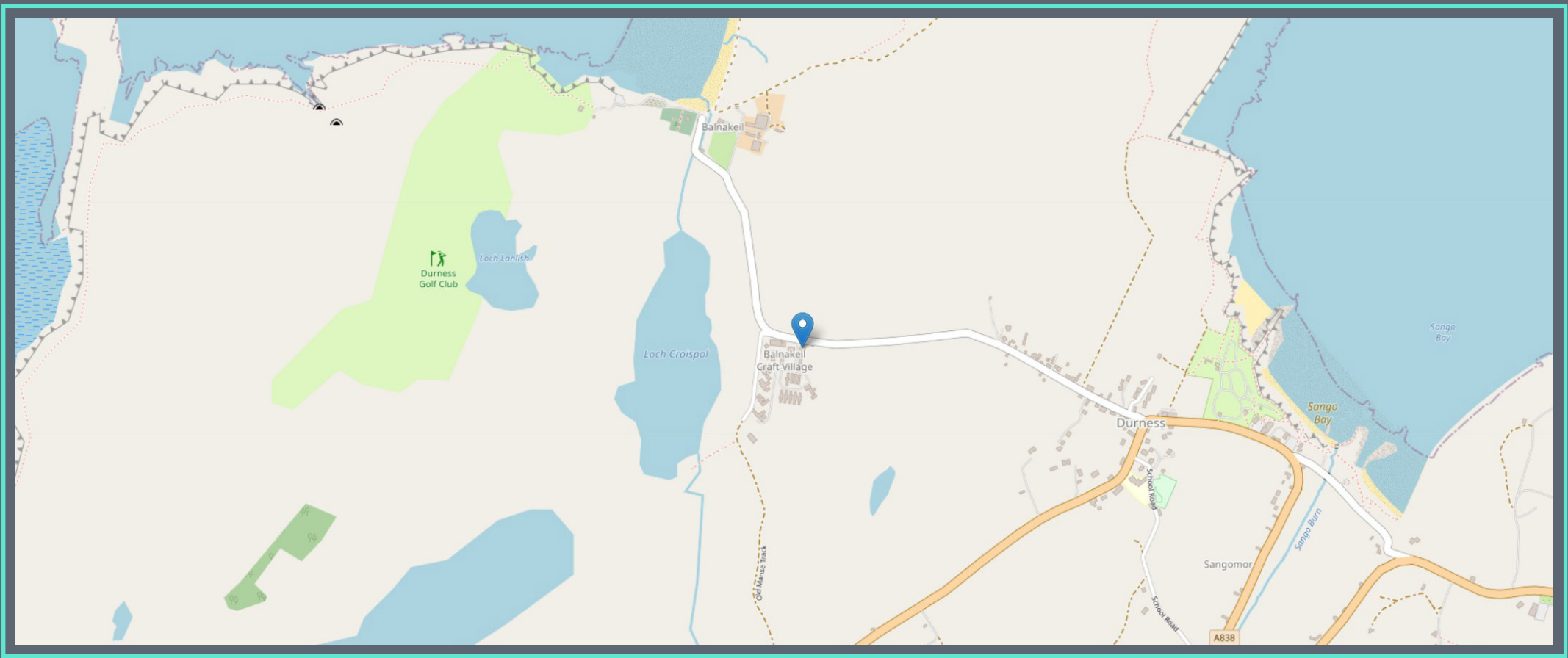
BALNAKEIL

BALNAKEIL IS A HAMLET IN DURNES, SUTHERLAND IN THE SCOTTISH HIGHLANDS. THE KYLE OF DURNES IS WEST OF BALNAKEIL WHICH GIVES ITS NAME TO THE 2-MILE WIDE BALNAKEIL BAY WHICH THE KYLE OPENS INTO.

The property is well-positioned for the world-famous North Coast 500 (NC500) tourist route and the iconic Land's End to John O'Groats (LEJOG) walking and cycling routes which provides a consistent footfall to businesses within the area.

Inverness, the capital of the Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to the rest of the UK and overseas destinations.





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**Part
Exchange
Available**

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