



Offers Over
£180,000
(Freehold)

Multi Functional Distillery, Retail, And Residency
Unit 2 Kirkibost Pier, Great Bernera, Isle Of Lewis, HS2 9LZ





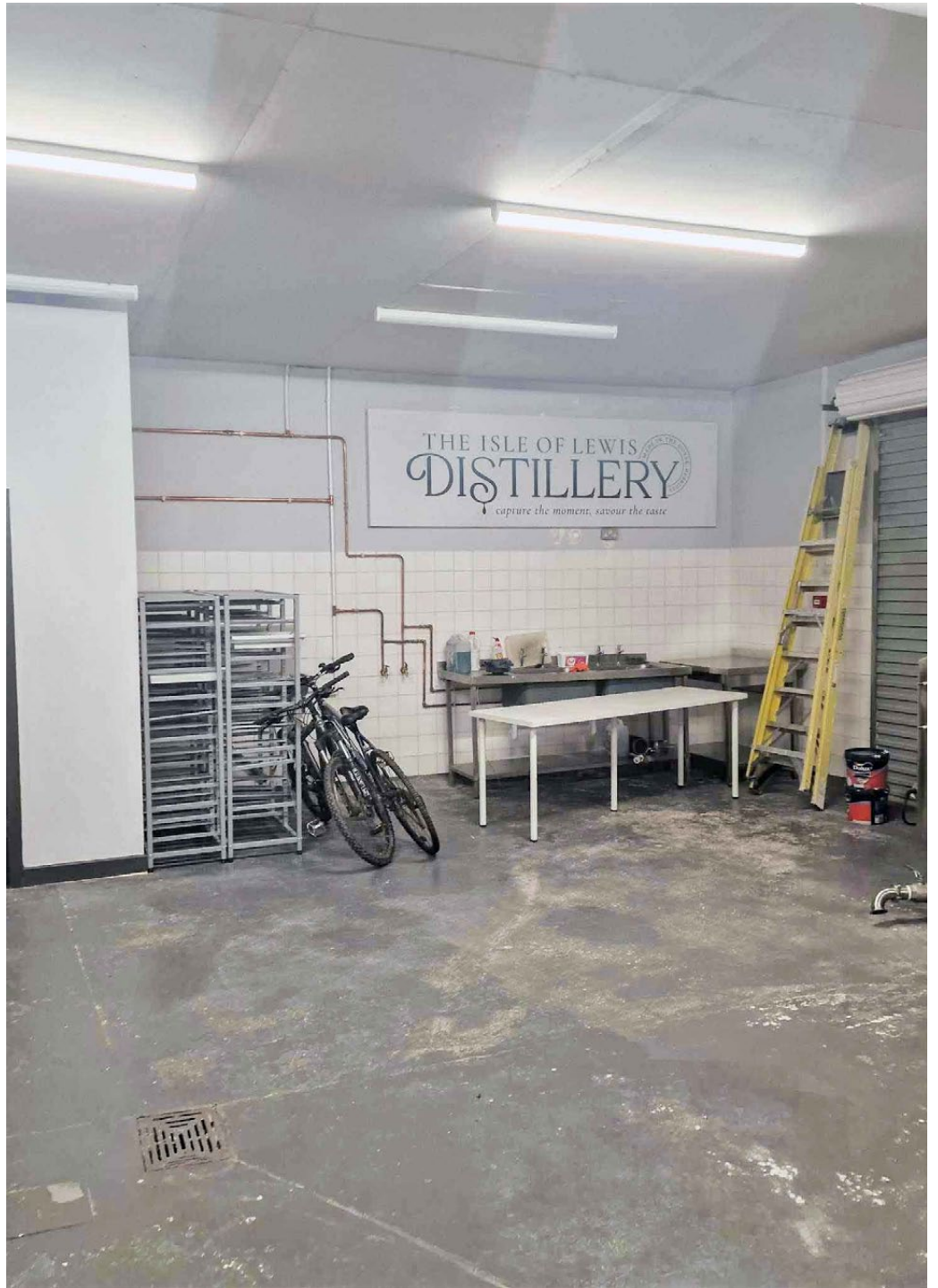
Exciting business opportunity to purchase bespoke property and new company comprising intellectual property, branding and trading name

Multi-functional property incorporating a small-scale distillery, retail space, recreational space and residential facility

Stunning Loch-side setting within the Outer Hebrides, renowned for its beautiful sandy beaches

Attractive and fully renovated property, set within approx. ¼ acre with private parking

Excellent prospect for those interested in a new venture, or for expansion of a current business operating in similar sector



DESCRIPTION

The sale of Unit 2, Kirkibost Pier, presents a rare and exciting opportunity comprising a multi-functional commercial property. Recently developed into a small-scale distillery, the building also includes retail space, recreational space and residential facility for occasional use.

This opportunity would suit established distillers looking to develop their product range and production. It would also suit an enthusiastic new recruit to the ever-growing small distillery market.

The property sits within around ¼ of an acre. Benefitting from Class 6 and Class 5 use, building warrant and planning permission has already been granted for the partial change of use, to utilise the two rooms within Unit 2 as a gin micro distillery and microbrewery. The building retains its Class 5 General Industrial but now includes a room for residential use.

ISLE OF LEWIS DISTILLERY LTD

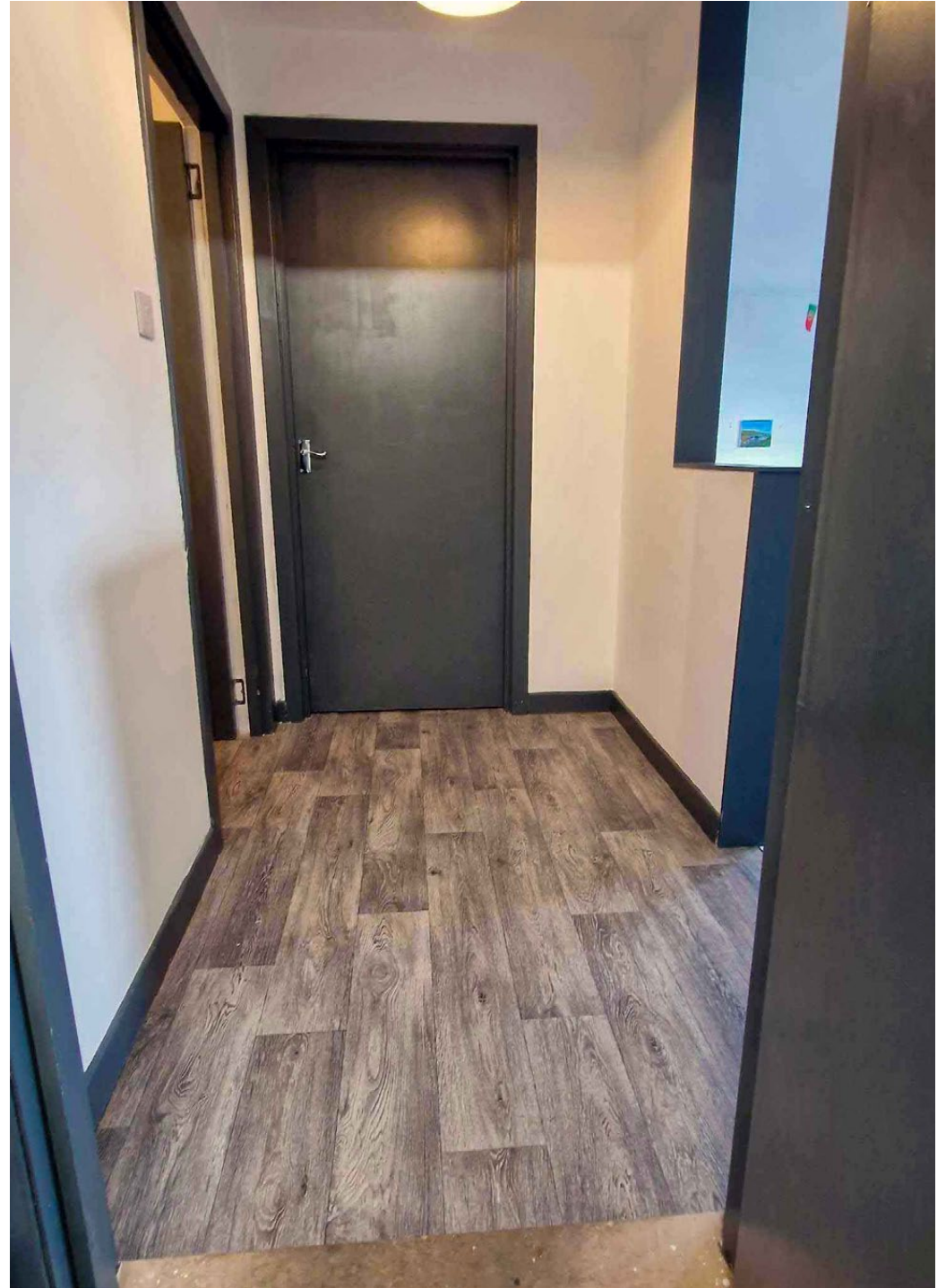
The Isle Of Lewis Distillery Ltd (SC763086) was founded in 2023 by the present owner, who has been developing new recipes over the past 6 months. The two main gin products are as follows; Coastal Gin, using 3 local seaweeds, and one 'From the Land' incorporating botanicals such as rowan berries, gorse and pine needles. The proposed products will have a distinct tie to Lewis itself, selling the heritage, history, and aura of the island. There is a further exciting opportunity to branch out and produce other spirits, such as whisky, rum and liqueurs.

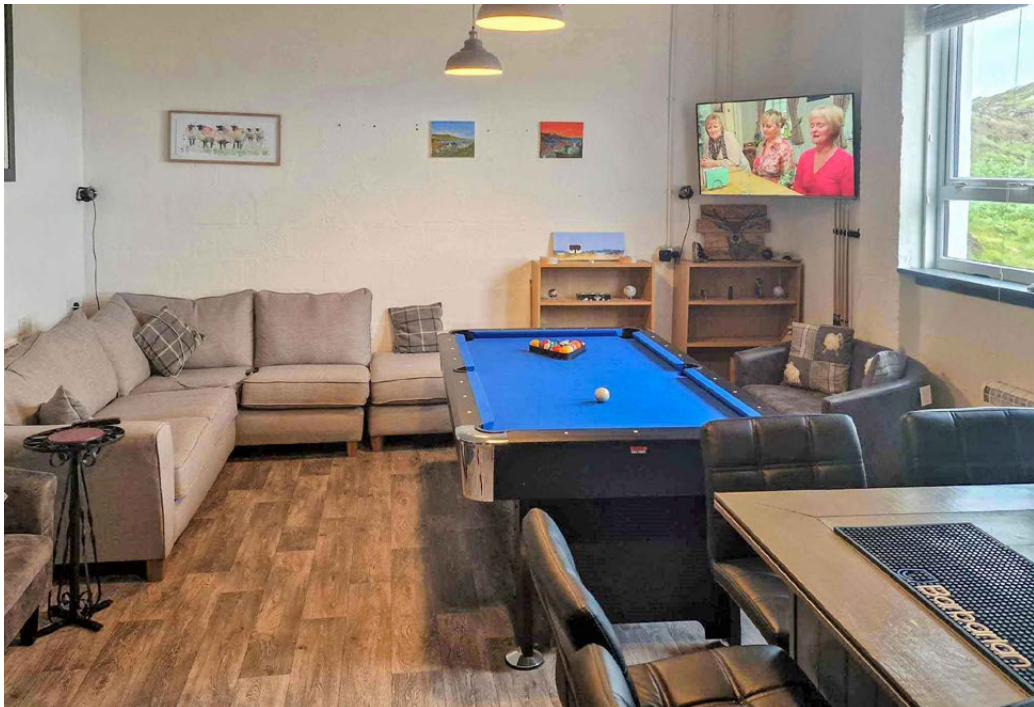
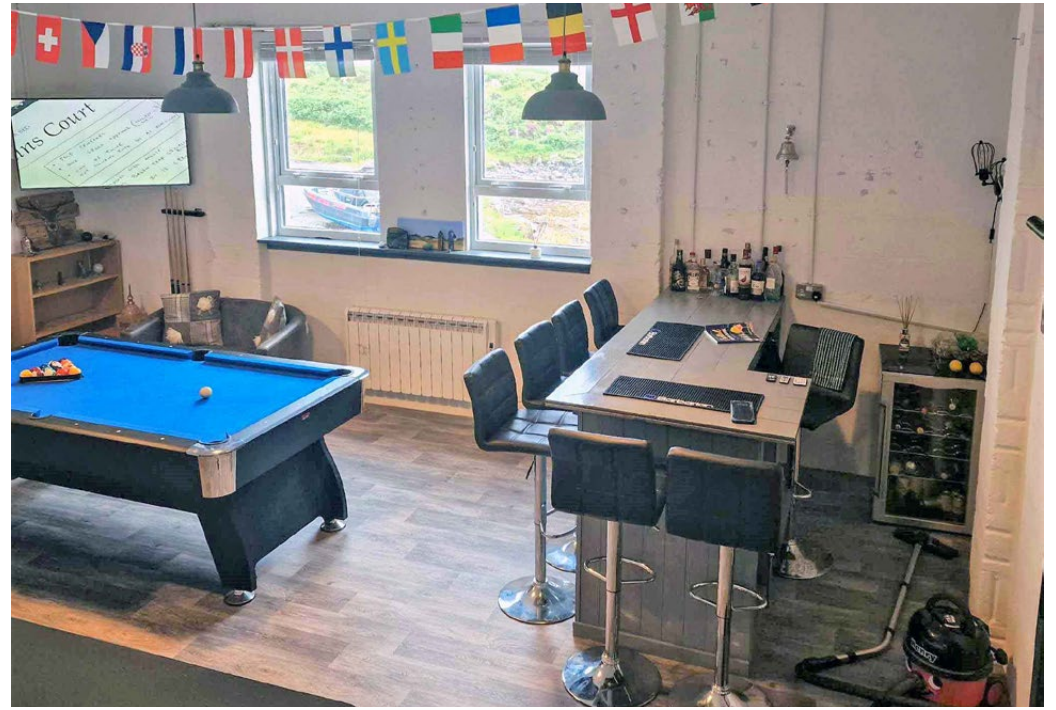
Brand strategy and the creative direction of The Isle Of Lewis Distillery has been carefully considered. All branding including logos, labels and bottle design are in place. Rectifying and compounding licences have been obtained as well as the drinks licence. These licenses, together with the branding and intellectual property, are owned by the newly established company. Stamp duty labels have also been applied for and all the paperwork is in place.

Alcohol can be sold in the gift shop and mini gin making courses can be offered to the public. As there is a rectifiers licence, this would allow the buyer to make their own spiced rum or whisky liquor. There is also opportunity to set up a micro-brewery alongside the production of Gin.

The seller would be pleased to offer a handover period to any purchaser, providing training on using the still and recipe development. This would also include picking local botanicals and producing small batches until the new owner is confident to move forward by themselves. A copy of the design and branding brochure is available on request to genuinely interested parties.







REASON FOR SALE

The current owner purchased the vacant unit with the intention of undertaking necessary works to convert the building into a distillery and residency. Now the works have been completed, this exciting opportunity is being offered for sale as a walk-in business proposition. Sale comprises the sale of the property together with 100% ownership of the shares in The Isle Of Lewis Distillery Ltd.

LOCATION

The 'Isle of Lewis Distillery' is located in a tranquil setting on a small island, called Great Bernera, often known just as Bernera. Bernera lies on the north-west coast of Lewis and is connected by a newly built road bridge to mainland Lewis. Looking out from the premises, Loch Roag is only 30ft from the doorstep, providing a most relaxing location to live and undertake a days' work in the distillery. Bernera (Beàrnaraigh in Gaelic) is a beautiful island with a rich and varied history. It is the largest of many islands, being approximately five miles long by three miles wide.

The nearby Kirkibost harbour has recently had new pontoons installed, attracting boats from all around. This year, camper van hook up points, a laundrette and showers have also been built, which is attractive for those looking to stay around the locality. Around 5 minutes' drive away, Breacleit is home to a community centre with gym, sports halls, café and shop, self-service fuel pump, electric vehicle charge points, fire station, doctor's surgery and small museum. Bernera itself provides some of the best trout fishing lochs in Lewis, the iron age house, beautiful coastal walks, Bosta beach, local shops and amenities. It is also a short boat journey away Little Bernera, a smaller island, renowned for its stunning beaches, and rumoured to have been a favourite spot of the Queen of England.

Lewis is the most populated island of the Outer Hebrides and the Isle of Lewis and Harris is the third largest of the British Isles. This popular tourist destination offers a wide range of visitor attractions and museums including the ancient Carloway Broch and the 5000-year-old stone circles of Callanish. The island has a great many sandy beaches which attract surfers and kayakers. The coastline is also a haven for climbers and walkers of all abilities and the island has a wealth of flora and fauna. Sea life is especially rich in the area, along with numerous seabird species.

Stornoway is both the cultural and commercial centre of Lewis and Harris with a wide range of social and welfare facilities. Education is provided to secondary level at The Nicolson Institute with Lews Castle College UHI providing tertiary





education which specialises in Gaelic, music, renewable energy, health, rural development, art, and computing. As expected, there are a wide range of shops and other attractions available in Stornoway.

THE PROPERTY

The property itself has been extensively upgraded, as follows; newly fitted front and rear commercial steel shutter roller doors, all external walls re-painted white, new bathroom fitted, new hot water system, rooms re-plastered and re-painted, new exterior storage plus a new L2 fire alarm system and emergency lighting installed. The property has a box profile pitched roof and concrete block constructed walls finished to roughcast.

Recreation Area: 6.38m x 4.81m

2 X front aspect double glazed uPVC windows looking over spectacular views of Loch Roag. This space offers alternative uses. Currently it houses a private quirky bar, Dart board, Pool table, TV and sitting area. 3 X



suspended single pendant ceiling lights. 2 X Rointe electric heaters. Fitted laminate effect vinyl flooring.

Potential Retail Space: 3.94m x 3.62m

Leads off recreation area. Front aspect glazed uPVC exterior door with glazed side panel. Front aspect double glazed uPVC window providing spectacular views over Loch Roag. Strip down lighting. 1 X Rointe electric heater. Laminate effect flooring.

Shower Room: 2.47m x 1.86m

Side aspect double glazed uPVC window. Separate shower enclosure. 2 piece toilet suite. Loft hatch. Heated towel rail. Laminate effect vinyl flooring.

Bedroom 1: 4.16m x 3.66m

Front aspect double glazed uPVC window looking into recreation room area and also onto stunning views of Loch Roag. 2 X strip lighting. Broadband point. 1 X



Rointe electric heater. Laminate effect flooring.

Box Room / Store: 2.10m x 2.10m

Currently utilised as an occasional bedroom. Laminate effect vinyl flooring.

Kitchen / Diner: 4.68m x 2.86m

Internal double glazed uPVC window. Fitted floor units and worktop with integrated stainless steel sink. Space for electric cooker, fridge freezer, washing machine and tumble dryer. Strip Lighting. Tiled to dado height. 1 X Rointe electric heater. Laminate effect vinyl flooring. Door access to large workshop / plant area.

Distillery Area: 9:46m x 8.48m

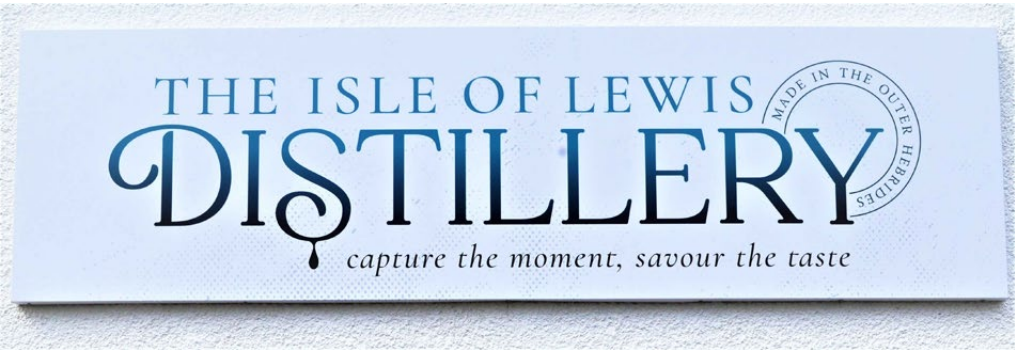
Front aspect wide entrance. Rear aspect up and over roller door. Location of hew gin still associated stainless steel worktops, sinks and washing facilities. Tilled to dado height. Painted concrete floor.



THE ISLE OF LEWIS
DISTILLERY
capture the moment. savour the taste

Unit 2

THE ISLE OF LEWIS DISTILLERY



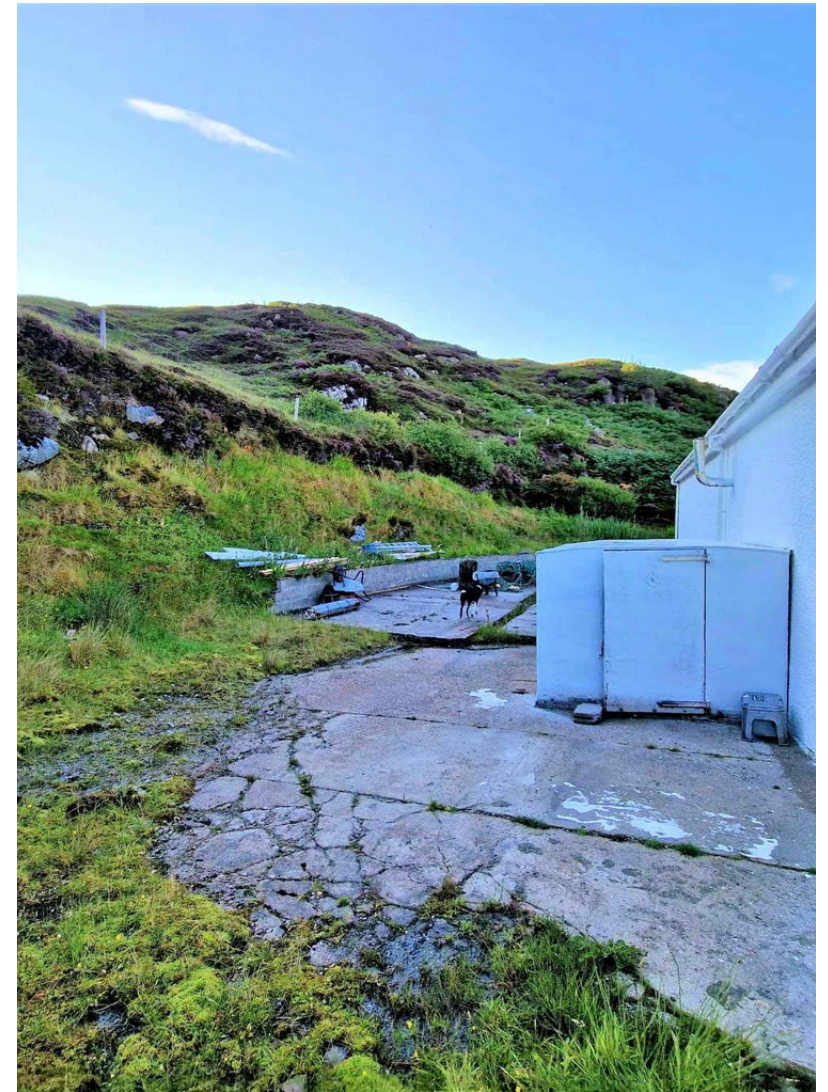


SERVICES

Electricity is 3 phase mains power, mains water supply, and septic tank drainage. Bernera and the property itself benefit from high speed Fibre Broadband.

EXTERNAL AREAS

The unit sits on approximately $\frac{1}{4}$ acre. Private parking is available at the front of the property. The pier and small marina are only a few minutes' walk away.



PRICE

Offers over £180,000 are invited for the freehold interest complete and trade contents (according to inventory).

EPC RATING

This property has an Energy Performance Rating of 'TBC'.

TITLE NUMBER

The property has a title number of 'ROS10841'.

DIRECTIONS

See map insert. What3words reference is ///segregate.alien.dissolves

BUSINESS RATES

The property has a Rateable Value of £2,600 (April 2023). The unit benefits from a 100% discount under the Small Business Bonus Scheme, with a potential net liability of £zero for eligible applicants.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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