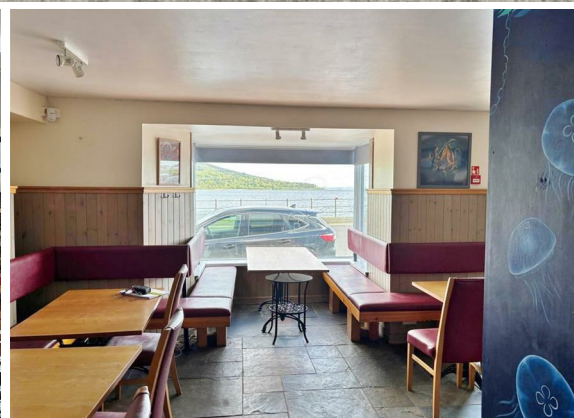




Commercial Retail
Property
located in
Shore Road,
Brodict,
Isle of Arran,
KA27 8AJ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

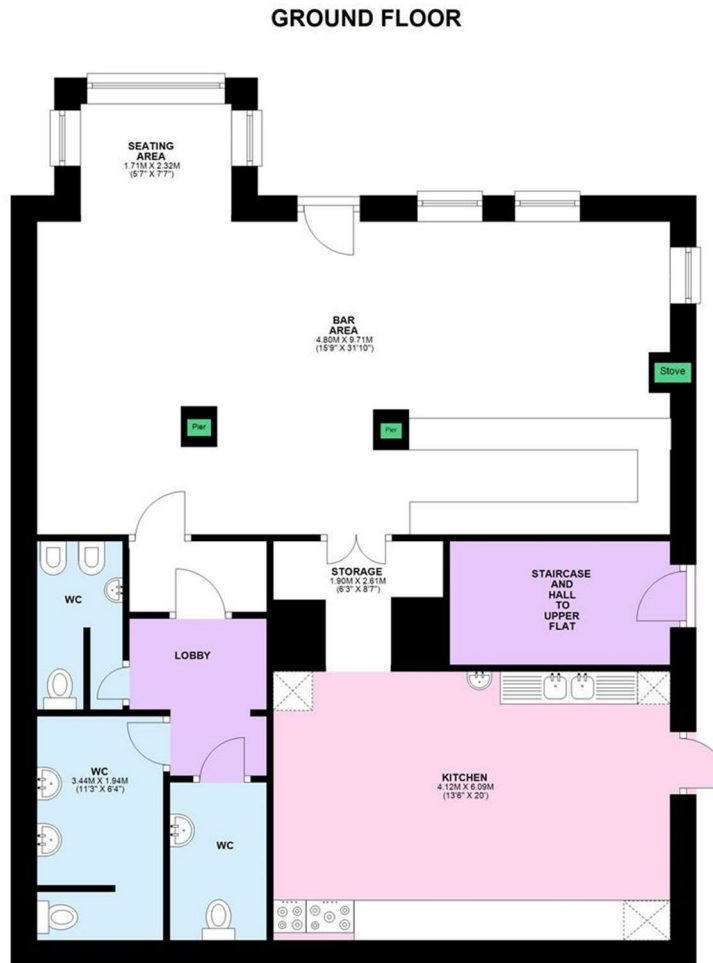
Discover a unique opportunity to enhance your business presence with this exceptional 1,152 sq. ft. commercial retail property located in Edgewater, Brodick, on the stunning Isle of Arran.

This period building boasts a blend of traditional island charm and modern visibility, making it perfect for an artisanal boutique, a destination restaurant, or a flagship gallery.

Positioned prominently along the celebrated shoreline, this property offers a prime location to attract the thriving year-round tourist market.

With a new fixed price for a quick sale, this 'Class 3' new heights. Don't miss your chance to secure this r

- Stunning seafront location
- Unique commercial prospect
- High footfall area
- Opportunity for lucrative investment returns
- 40 seat restaurant
- Bar area
- Fully equipped commercial kitchen



TOTAL AREA: APPROX. 107.0 SQ. METRES (1152.1 SQ. FEET)

DIRECTIONS

From Brodick Pier turn right and proceed for approximately half of a mile. Carry on to the centre of the village where you will find Edgewater Bar and Restaurant, between our office and 'Wooleys Bakery' (home of the famous Arran Oatcakes)

CONTACT

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
36	33		
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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