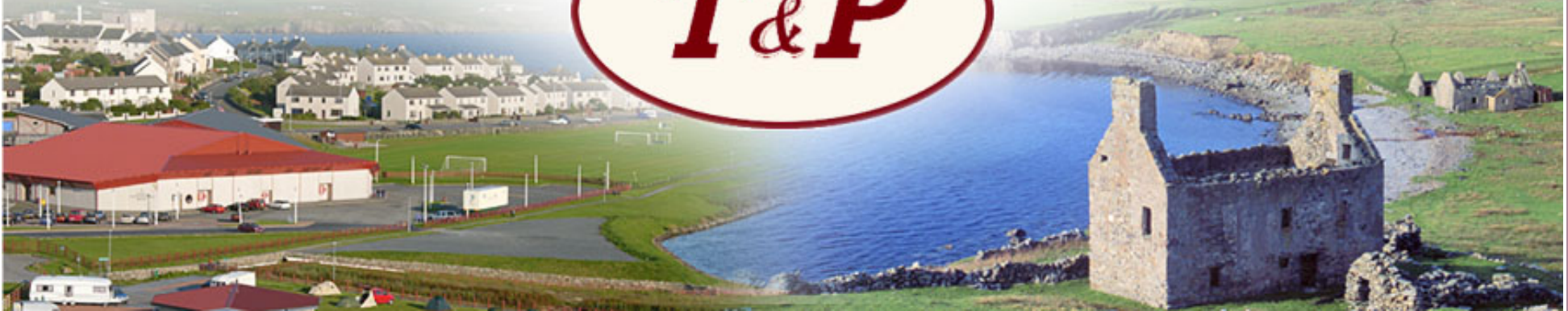


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Solicitors, Notaries
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~ Northern Lights Cafe and Art Gallery, Haroldswick, Unst, ZE2 ~



This is an opportunity to acquire a Cafe/Art Gallery located in a scenic coastal area of Unst.

Furnished and fitted out to a high standard, the Café is frequented by locals and visitors alike and provides morning coffee, light lunches, afternoon teas and à la carte evening meals by arrangement in a comfortable relaxed atmosphere with a magnificent sea view.

View [Northern Lights Cafe](#) in a larger map and get directions

PRICE: Offers over £180,000
ENTRY: By arrangement
VIEWING: Tel. 01957 711 250

ACCOMMODATION:- Entrance Hall, Toilets (x2), Cafe, Gallery, Kitchen, Store Room, Rear Vestibule, Staff Toilet



Entrance

ENTRANCE HALL (Approx. 3.5m x 1.9m); Double glazed timber outer door, carpeted, dimplex heater, notice board, window providing view into Cafe/Dining Room; access to toilet and separate toilet with wheelchair access; Glazed inner door leads to a large room comprising the Café and Gallery, the two being partly separated by the fire hearth and stone chimney



Hearth and Seating

TOILET (Approx. 1.4m x 1.25m); Attractively tiled; w.c., hand basin, mirror, hand towel dispenser;



Disabled access toilet

TOILET (Disabled Access) (Approx. 1.5m x 2.60m); Attractively tiled; w.c. with adjacent hand rails; wash hand basin; hand towel dispenser; mirror; baby changing unit;



Counter



Custom counter

CAFÉ (Approx. 11.8m x 5.4m); Spacious area fitted out to an extremely high standard; the east wall comprises a full width Nordan double-glazed window/sliding door leading on to a decked patio with tables and chairs, overlooking the shoreline;



Counter area

The room features a magnificent "Quarter Sixareen" glass topped counter made by local boat builder William Mouat (when viewed from certain angles it appears full size, from the use of mirrors);



Gallery area pic 1

GALLERY (Approx. 3.1 x 7m); American white oak solid timber floor (stained); recessed spotlighting and separate tracked spotlighting; three display cabinets;



Gallery area pic 2

Three display tables; five double powerpoints; dimplex electric heater;

In a separate alcove there is an Acer PC with internet access, complete with keyboard, speakers and Lexmark combined Printer-Scanner-Copier



Kitchen pic 1

KITCHEN (Approx. 5m x 5m): The extremely well fitted out Kitchen includes the following:-

10 Burner gas hob with extractor hood over; three ovens (one double, one single), double hot cupboard, double sink, single sink and separate hand wash basin, all in stainless steel; Toaster/griller; Panini maker; microwave oven; dish washer; wall and floor mounted storage units; Stainless steel work surfaces; cold meat slicer; magimix; scales; meat fridge; dairy fridge; smoke alarm; fire extinguishers; fire blanket; First Aid kit; Full range of pots, pans and kitchen utensils; paper towel dispenser; six wall mounted double sockets; (N.B. Global kitchen knives not included in sale)



Kitchen pic 2



Store room

STORE ROOM (Approx. 3.7m x 3m); Contains double freezer; vegetable fridge; storage racks; wine storage racks; smoke alarm; three double powerpoints; doorway leads to rear vestibule



Behind counter

Slate tiled hearth with solid fuel stove and elm overmantle; recessed spotlighting; bar; illuminated cold cabinet; illuminated display cabinet;



Main Cafe pic 1

American white oak solid timber floor (stained); three large timber tables and four smaller timber tables, 40 high backed timber chairs with leather upholstery (max. cover - 55); two three seater leather sofas and three leather club chairs; off-peak electric heating; four double powerpoints and two single powerpoints recessed into floor



Main Cafe pic 2



Front



Side view



Patio area

REAR VESTIBULE (Approx. 1.3m x 2.15m); contains a cupboard holding cleaning equipment; alcove with shelving and a double cupboard containing the hot water cylinder and low level stainless steel sink



View from cafe

STAFF TOILET (Approx. 2.0m x 1.5m); Containing a w.c. and hand wash basin

Other Features Outside the property there is a hardstanding providing car parking for customers and there is a staff parking area to the rear.

Situated on the east coast of the Island of Unst, Shetland's northernmost island, the Café provides a relaxing and comfortable venue for locals and visitors alike. Its trade benefits from being located next to the Unst Boat Haven, a noted tourist attraction. The Café serves light healthy lunches and à la carte evening meals (by arrangement) using local produce. It also provides morning coffee and afternoon teas. The well lit Art Gallery displays works from artists both local and from outwith Shetland. The works include paintings, glass ware, pottery and jewellery.

Directions (from Lerwick) Follow the A970 North-bound from Lerwick. At Voe, turn right and follow the A968 to Toft where a 20 minute ferry service operates from the Mainland to Yell. Once in Yell (Ulsta ferry terminal) continue to follow the A968 North to the Gutcher ferry terminal, and take the ferry to Unst (Belmont terminal). Follow the signs to Baltasound and Haroldswick. Once at Haroldswick the Northern Lights will be found beside the road on the left, immediately opposite the shore.

The ferry timetable is available at: www.shetland.gov.uk/ferries



Details
(PDF)

While these contents and particulars described here are believed to be correct. They do not form part of any contract and are not warranted.

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