

**PIEROWALL HOTEL,
WESTRAY, KW17 2BZ
FIXED PRICE £355,000**





ACCOMMODATION

LOUNGE BAR

RESTAURANT

PUBLIC BAR

OFFICE / OWNERS ROOM

KITCHEN

FOOD PREPARATION AREAS

STAFF ROOM

PUBLIC AND STAFF TOILETS

6 BEDROOMS (4 EN-SUITE)

BATHROOM

OUTSIDE

COLD STORE

WALK-IN FREEZER

GENERAL STORES

3 GREENHOUSES

This is an exciting opportunity to acquire a well established business in a thriving island community. The Pierowall Hotel commands a prominent position in the picturesque water front village on the beautiful island of Westray. The hotel has been trading very successfully in recent years, has been tastefully upgraded and presently has a VisitScotland 3 Star Inn rating.

The Pierowall Hotel is renowned throughout Orkney and further afield for good food and hospitality and the restaurant has an extensive menu using local fresh produce wherever possible. The 32 cover restaurant is served by a very well equipped modern kitchen.

There is a spacious lounge bar with a welcoming multi-fuel stove which was recently fitted, and both the lounge bar and public bar offer a range of Orkney whiskies and beers. Also on the ground floor are customer toilets which have been upgraded very recently, an office/owners room, food preparation rooms and staff room.

The 6 bedrooms, 4 of which have en-suite facilities, are on the first floor together with a bathroom.

To the front is a walled garden which is used as a beer garden during the summer months and to the side and rear are outbuildings housing walk-in fridge and freezer, stores and a productive vegetable garden with 3 greenhouses. The hotel also offers bicycle hire.

Westray Development Trust has indicated that it would be supportive of the continued operation of the hotel and would be prepared to discuss possible financial support with prospective purchasers. The seller and their agents cannot give any warranty as to the availability of financial support from Westray Development Trust (or indeed any other body) and where any application for support would require to be assessed under the relevant criteria. Further information can be obtained from Operations Manager at Westray Development Trust Andy Makin – 01857 677 858.

Westray is one of the larger of the North Isles of Orkney. It boasts a population of around 600. The mainstays of the island economy are farming and fishing/aquaculture and there is a growing tourist industry.

Local amenities include primary and junior secondary school, swimming pool and sports facilities. There are daily links to mainland Orkney by ro-ro ferry and air. More information on www.orkney.com/westray.

SERVICES - Mains services. Telephone.

RATEABLE VALUE - £11,100

ENTRY - By arrangement.

ACCOUNTS- Abbreviated trading accounts will be made available, by permission of the owners, to interested parties' financial advisers.

LICENCE - The new owners will need to arrange the transfer of Licence with the Orkney Islands Area Licensing Board. The current owners will assist in this process.

STOCK - The wet and dry stock will be taken over at valuation on the day of sale.

FIXTURES & FITTINGS - The hotel fixtures and fittings are included in the sale price however the owners will be removing several pictures and personal items.

VIEWING - For an appointment to view please contact Lows Property Shop.

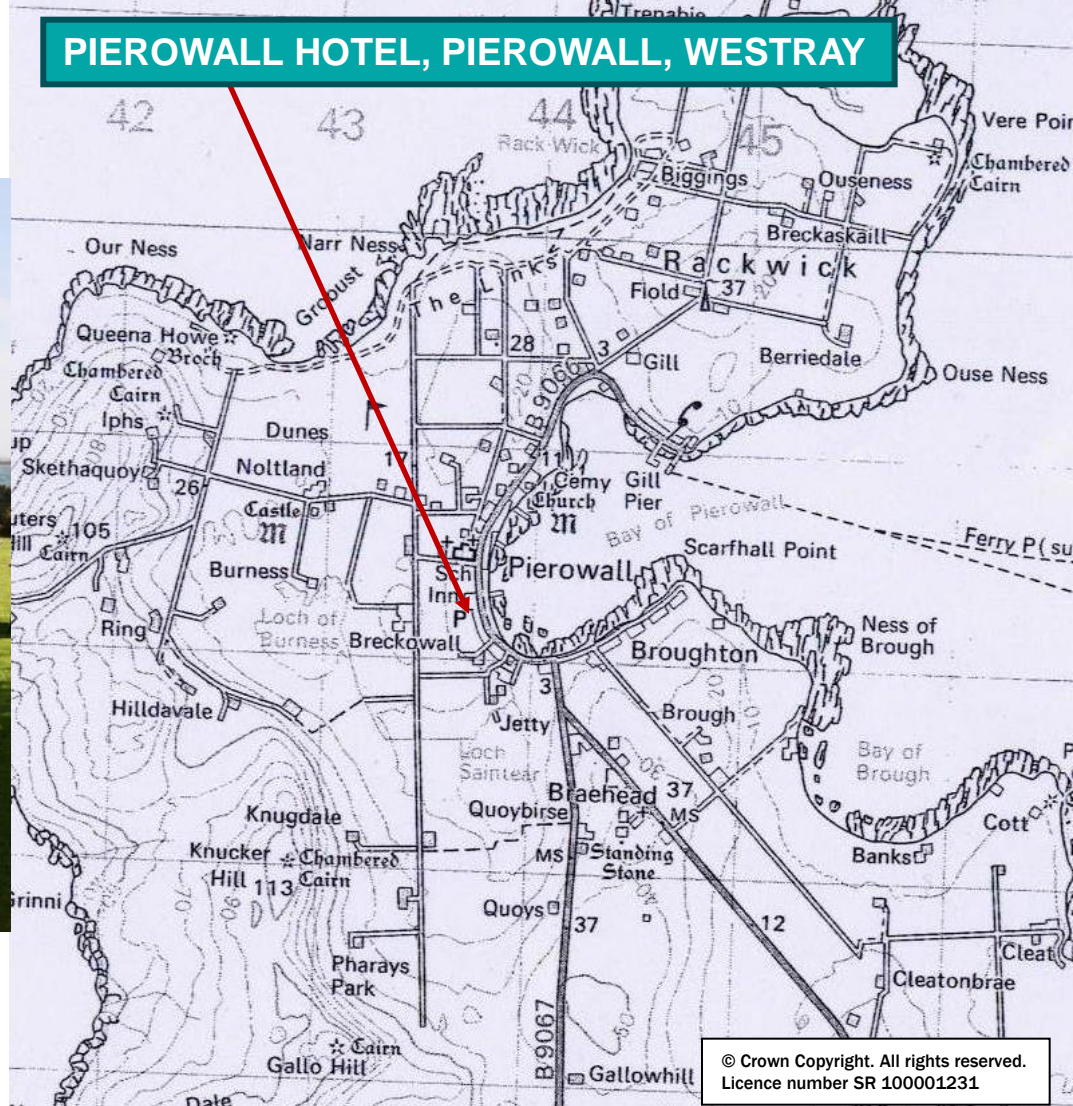
PRICE - Fixed price - £355,000.

Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.





PIEROWALL HOTEL, PIEROWALL, WESTRAY



DJMF

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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