



Emily's Tearoom

Lyness, Hoy, KW16 3NU





TAKE A LOOK INSIDE

Emily's Tearoom offers a unique opportunity to acquire an established commercial premises in Lyness on the island of Hoy. Currently operating as a charming tearoom with seating for 18 guests, the property occupies approximately 21.6 acres and enjoys beautiful sea views. With excellent potential for continued commercial use or conversion to a dwelling, artist's studio or holiday accommodation (subject to the necessary planning consents), this is an exceptional lifestyle and investment opportunity.

KEY FEATURES

- Currently operating as a tearoom
- Capacity to serve 18 guests
- Reception and bar area
- Disabled toilet facilities and baby change
- Fully equipped kitchen
- Parking area
- Decked area to enjoy sea views
- Store
- Potential to be converted into a dwelling, studio or holiday accommodation, with the appropriate planning consents from local authority
- All set within 21.6 acres or thereby

Offers Over £130,000

Currently operating as a popular tearoom, the premises provide welcoming accommodation including a reception and serving area, seating for up to 18 guests, a fully equipped commercial kitchen, disabled WC with baby changing facilities, store room and ample customer parking. A delightful decked seating area provides the perfect place for visitors to relax and enjoy the peaceful surroundings and coastal outlook.

One of the property's most appealing features is its versatility. Subject to obtaining the appropriate planning consents, the building may offer potential for conversion into a private dwelling, holiday accommodation, artist's studio, gallery or a range of other tourism or commercial ventures. Combined with the generous acreage, this presents an exciting opportunity for buyers seeking a lifestyle business or an investment with scope for future development.

The extensive surrounding land further enhances the property's appeal, offering opportunities for hobby farming, grazing, outdoor leisure activities or simply enjoying the privacy and tranquillity that this unique island setting provides.





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LOCATION

Emily's Tearoom is situated in Lyness on the island of Hoy which is renowned for its dramatic landscapes, unspoilt natural beauty and rich history. Home to the famous Old Man of Hoy, towering sea cliffs and the dramatic hills of Ward Hill.

Hoy benefits from a welcoming community and a range of local amenities, including a primary school, village shop, post office, café, medical facilities and regular ferry services connecting the island to both Stromness and Mainland Orkney.

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EXTRAS

Some items may be available by separate negotiation.



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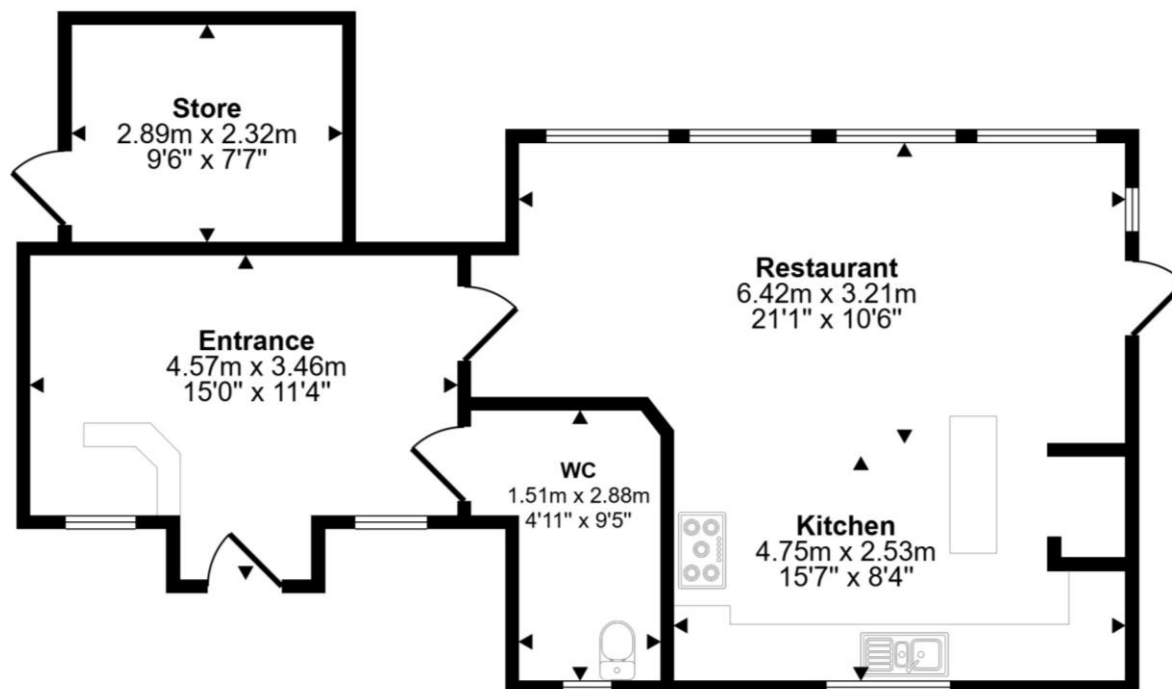


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Services	Rateable Value	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 8Mbps Mobile Network – Vodafone, O2, EE & Three	£1,100	TBC	Flexible