

FOR SALE

WOODLEA TEA ROOM, SANDHEAD, DG9 9JG



An opportunity to acquire a thriving tea room, formerly Sandhead School, which occupies a sea front location within the popular village of Sandhead. The property is in excellent condition throughout having undergone a full programme of renovation and fit out in the recent past. The current proprietor runs the tea room as a lifestyle business so there is ample potential for expansion. There is also the potential for change of use to a well-appointed residential dwelling, subject to local authority approval.

GUIDE PRICE: £209,950

Please note this property has been reduced by
£40,050.



Property Agents

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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying a sea front location within the attractive and popular village of Sandhead, this is an opportunity to acquire a thriving tea room, formerly the village school.

The property is in excellent condition throughout having been fully renovated in the recent past to include, full rewire, new plumbing, almost fully re-roofed, new insulation and uPVC double glazing. The kitchen facilities are in immaculate condition and have been fitted out to the highest of specifications. There is a well-appointed bakery, separate from the kitchen. The dining area has been attractively decorated and accomodates 32 covers in its current configuration.

There is ample potential for expansion of the business as the current owners run the tea room as a lifestyle business only and close for the winter.

The village of Sandhead, on the shores of Luce Bay, provides local amenities including general store / P.O., church, bowling club, primary school, hotel and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 9 miles distant.



Internal images



External images



ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 17/10/2018

RATEABLE VALUE: £1850 currently there is no rates to be paid, due to Small Business Bonus providing 100% discount.

GENERAL:

All fixtures and fittings are included in the sale. No stock will be included.

SERVICES:

Mains electricity, water and drainage. Oil tank for central heating. EPC = TBC

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.