

# YAN'S KITCHEN

MAIN STREET  
PORT CHARLOTTE

ISLE OF ISLAY • PA48 7UD

## FULLY FITTED FORMER RESTAURANT FOR SALE

- Idyllic position overlooking Loch Indaal on the west coast of Islay
- Adjacent to Bruichladdich distillery and the Museum of Islay Life
- 40 cover licensed restaurant with external seating area, garden and car park
- Property to be sold including fixtures and fittings
- Offers over £150,000

**DM HALL**  
CHARTERED SURVEYORS

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## LOCATION

Islay is the most southerly island within the Inner Hebrides off the West Coast of Scotland and is accessed via ferry from Kennacraig, south of Tarbert on the mainland, approximately 107 miles by road from Glasgow including a spectacular drive through Loch Lomond and The Trossachs. Islay airport offers scheduled flights to and from Oban and Glasgow, with onward flight connections throughout the world.

Islay is a popular holiday destination and has a resident population of around 3300 persons with a further estimated 75,000 visitors during the tourist season attracted by its wonderful scenery, beaches and cliffs, mixed woodland and mudflats with an amazing array of birdlife and over 100 species present on the island all year round. Islay is perfect for outdoor pursuits including fishing, sailing, cycling, walking and golf with 'The Machrie' consistently ranked within the top 100 UK golf courses.

Islay is a mecca for whisky enthusiasts with a number of whisky trails and nine distilleries including Ardbeg, Bowmore, Bruichladdich, Bunnahabhain, Cao Ila, Kilchoman, Lagavulin, Laphroaig and the soon to open Gartbreck. Visitors come from all over the world to experience the whiskies produced on the island with all of the distilleries offer tours and tastings as part of the experience.

Port Charlotte is situated on the western side of the island, overlooking Loch Indaal and is home to the Bruichladdich distillery, one of the largest on the island, which neighbours 'Yans Kitchen' and is a regular source of tourist and corporate business. The Museum of Islay Life is also nearby.



## DESCRIPTION

'Yan's Kitchen' is a former croft building of stone construction with a concrete tile clad roof, which was renovated in 2014 to form a restaurant containing the following accommodation:

### Restaurant

The restaurant takes access off the garden area and is broadly rectangular in shape, with modern décor and accommodating 40 covers. Wooden flooring is in place with lined walls and ceiling incorporating spotlights. A bar servery has been built linking through to the kitchen and a wood burning stove proves a focal point in the restaurant. Male and female toilets are accessed off the restaurant.

A manager's office and store are located off the main restaurant. In addition there is an external store

### Kitchen

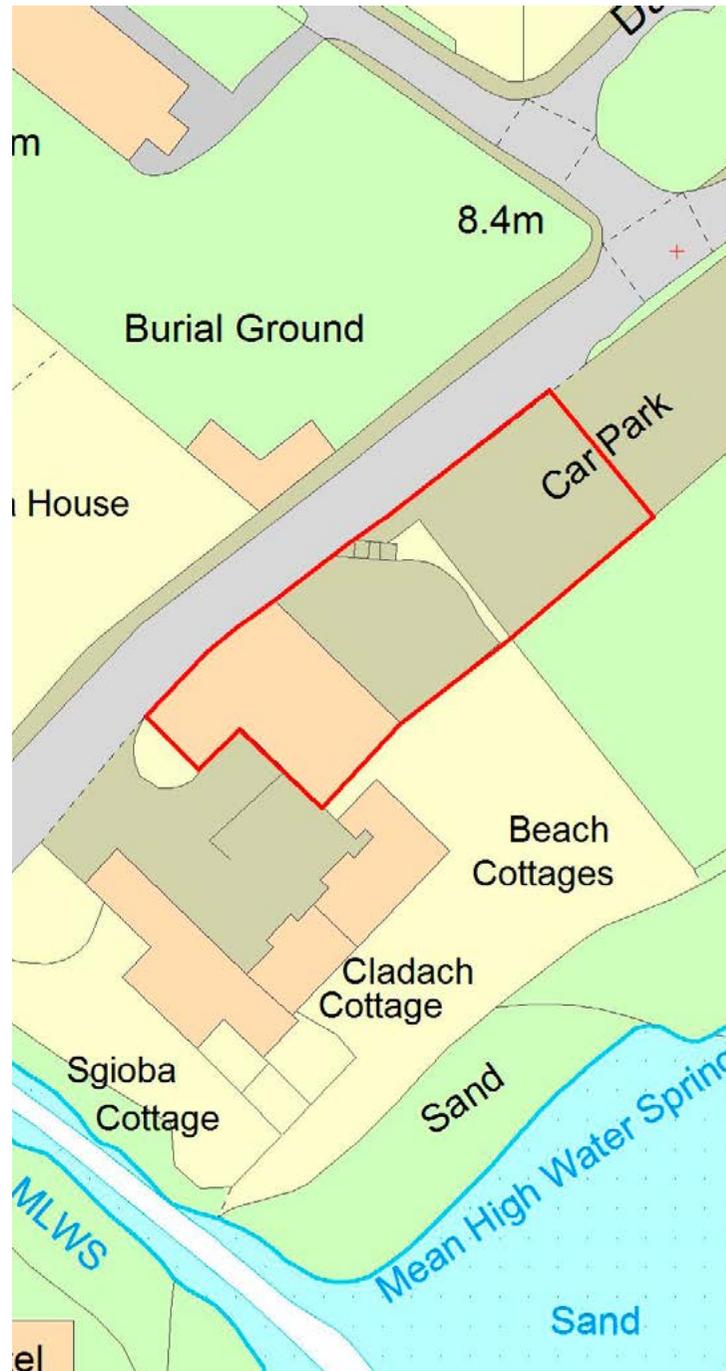
Linked via the bar is a standard commercial kitchen with six ring propane gas burner and extraction unit, grill, fridge and freezer as well as various preparation tables. An inventory can be provided upon request. There is direct access to a dry store larder to the rear, also accessing a utility room, bar store and staff toilet.

### Garden

The property has extensive stone dyke bound gardens running towards the shoreline of Loch Indaal with external seating in place.

## FLOOR AREA

From our on site measurements and on a gross internal basis, the subjects extend to a gross floor area of 220 sq.m (2,368 sq.ft)



## RATING

We note the Rateable Value to be £3,100. The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £150,000 are invited for our client's heritable interest to include the fixtures and fittings.

All prices are quoted exclusive of VAT (if applicable).

## EPC

The property has a G energy rating and the report is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole selling agent:

**Anthony Zdanowicz**

Tel: 0141 332 8615

e-mail: [anthonyz@dmhall.co.uk](mailto:anthonyz@dmhall.co.uk)



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