



# Orkney Property Centre

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## **Appie's Tea Room, Lower Appiehouse, Sandwick, along with a two bedroomed dwellinghouse, KW16 3JD FOR SALE OR LEASE      Offers over £230,000**



Offered for sale or lease is this immaculately presented tearoom with gallery together with a two bedroom dwellinghouse. Situated in an elevated position with stupendous panoramic views overlooking the central basin of Orkney's West Mainland. Offering an exciting opportunity for someone looking to continue this ready made business.



[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

# Appie's Tearoom

23.84m x 13.99m (78ft 3"x 45ft 11")

On entering, a central hallway provided access to Ladies and Gentlemens/Disabled Cloakrooms and the Tearoom.

The Tea room is immaculately presented with large picture windows drawing in a wonderful flow of light whilst enjoying the breathtaking views on offer. There is seating for 26 people with patio doors leading out to a large decked seating area.

Attracting 6 - 7,000 visitors per annum, Appie's prides itself on presenting delicious homemade food using available Orkney produce including their own chutneys, jams, salad leaves, herbs and eggs from their large allotment-sized vegetable garden and flower/herb borders. Associate member of Orkney Quality Food and Drink- Award Winner 2007 and member of Orkney Tourist Group with paid-up inclusion in 2011 Visit Orkney Brochure. The Kitchen is fully equipped with an industrial sized 6 burner gas range and dishwasher, fridge, freezer and various other catering items. Floor and eye level units along with a good run of worktops, deep stainless steel sink and drainer, wash hand basin and stainless steel preparation surface.

The Tearoom leads through to a Workshop area and a Gallery which if desired could present excellent potential for expansion of the Tearooms.

The Workshop area offers storage space, with the Gallery displaying an array of work by various local Orkney artists. Large floored attic, accessed by a loft ladder providing additional storage.

These premises may alternatively offer potential for conversion into accommodation with the appropriate planning consent.



## **Tearoom**

7.65m x 3.51m (25ft 1"x11ft 6")

## **Workshop Area**

6m x 3.52m (19ft 8"x11ft 7")

## **Gallery**

6m x 3.83m (19ft 8"x12ft 7")

## **Kitchen**

4.19m x 3.13m (13ft 9" x 10ft 3")



## Lower Appiehouse



### Living room

**4.37m x 3.48m (14ft 4" x 11ft 5")**

Carpeted living room with views to the front of the property. Multi-fuel stove with flagstone hearth providing a welcoming focal point. Shelved airing cupboard. Television point. Telephone point. Storage heater.



### Kitchen

**3.67m x 2.94m (12ft x 9ft 8")**

Fitted with a range of units at floor and eye level with integrated dishwasher, gas hob, extractor fan and double eye level oven. Worktop space with tiled splashback. Space for an upright fridge freezer. Plumbed for a washing machine. External door.



### Bedroom 1

**4.40m x 2.88m (14ft 5" x 9ft 5")**

Double bedroom with views to the front. Carpeted with warm décor. Built-in wardrobe with hanging rail and shelf along with a built-in shelved cupboard providing storage. Panel heater.



### Bedroom 2

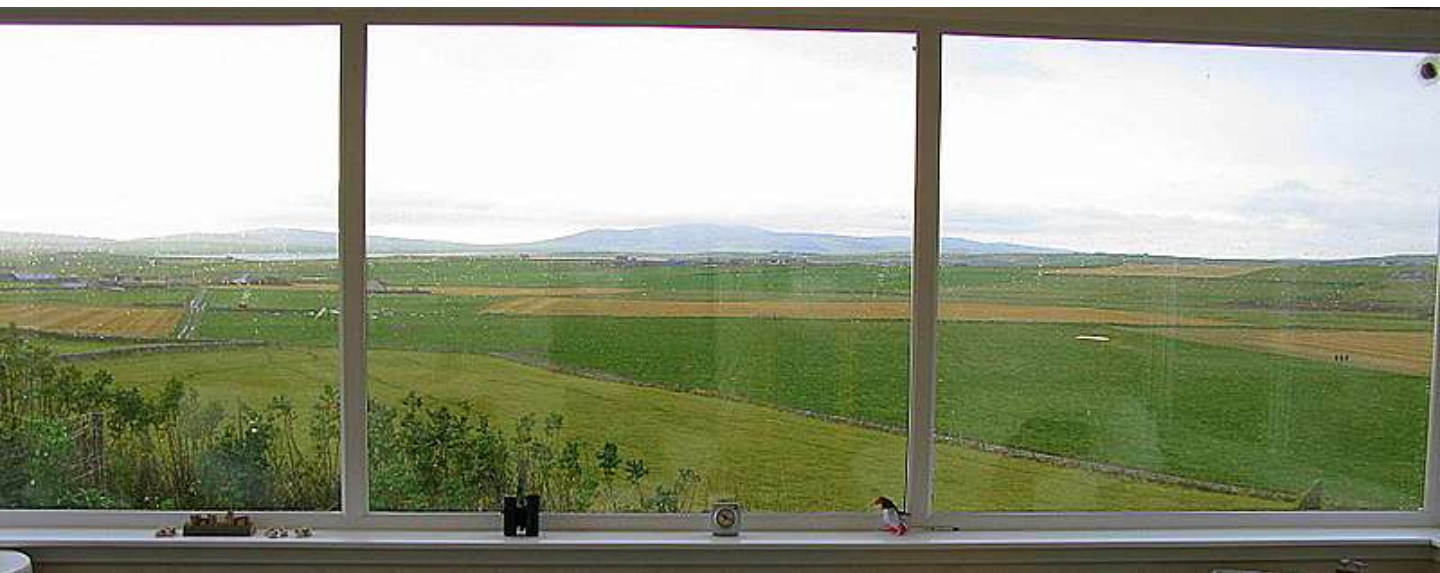
**3.23m x 2.49m (10ft 7" x 8ft 2")**

Carpeted single bedroom to the rear of the property which could fit a double bed if desired. Panel heater.

## Conservatory

**4.35m x 3.25m (14ft 3" x 10ft 8")**

Large conservatory taking in the spectacular 180 degree panorama overlooking the surrounding farmlands stretching 8 miles in all directions. Fantastic space for relaxation. External door leads out to a balcony area, perfect for alfresco dining and entertaining. Storage heater.



## Bathroom

**3.21m x 1.38m (10ft 6" x 4ft 6")**

Fitted with a three piece white suite comprising of w.c., wash hand basin and shower over a corner bath. Modesty glazed window to the rear.

The business is patronised by locals and tourists alike and has an excellent menu to suit most individual requirements. Currently open for light lunches and high teas but there is excellent scope to increase trade by offering evening meals and/or parties.

Current opening hours – Sunday – Friday 11.30am – 7pm, April – October (Closed Saturdays)

The business comes fully equipped with the Tea Room fixtures and fittings negotiable if not included in the sale. For more advice on the leasing please contact Orkney Property Centre.

The current owners would be available for a business familiarisation period if required.

Website - [www.pamfarmer.co.uk](http://www.pamfarmer.co.uk)



Services – Mains services, Telephone, Septic tank

Accounts can be made available to genuine interested parties professional advisers.

**Viewing arrangements** – Please contact Orkney Property Centre to view the property

•**Entry** – By arrangement

•**Price** – Offers over £230,000

•**Interested parties** – Please note your interest to Orkney Property Centre

•**Offers** - Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of November 2010. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*