



Orkney Property Centre

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Belsair, Kettletoft, Sanday Fixed Price of £200,000



An exciting opportunity has arisen to purchase this family run Guest House along with the adjoining Post Office situated on the beautiful island of Sanday.

The property is situated beside Kettletoft Pier. Perfect location for visitors to moor their boats and come in for a welcoming drink or meal.



www.orkneypropertycentre.co.uk

The Bar & Restaurant

Welcoming friendly bar offering some of Orkney finest ales along with a wide selection of beers, wines, spirits and soft drinks. Furnished with both freestanding chairs and fitted bench seating. The restaurant is nicely presented and sits 12 comfortably and can seat 40 between the bar, restaurant and tea room for private functions.

Extensive range of home cooked food , sourced locally where possible, including a children's menu, vegetarian meals and can provide bar snacks including toasties or a basket of chips. The Belsair also take bookings for a Sunday Roast.



The Tea Room

The tea room is located off the bar and is bright and cheerful and can accommodate around 12 people. Serving tea, coffee and delicious homebakes including scones, cakes and eclairs.

Customer internet computer is located in the tea rooms along with an ATM machine which is free to use.



Service Areas

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. There is also a utility room, store and a freezer room. Garage to the rear.

Letting Bedrooms

There are three letting rooms, all fitted with en-suite facilities. Family room offering a double and single bed along with a twin room and a single bedroom. All of these rooms are bright, airy and tastefully presented. Each of the rooms has a television with freeview and coffee and tea making facilities. Wireless access to the internet is also available throughout The Belsair.



Owners Accommodation

The owners accommodation comprises of a living room, bathroom and two bedrooms. Offering a comfortable living space, the living room has ample room for a dining table and chairs and both bedrooms are good sized double rooms.



Post Office

Located at the side of the property with its own entrance, this post office is the larger of the two on the island and has an attractive salary. It also hosts the sorting office.

Current opening hours – Monday – Saturday 9am – 11pm
Sunday 11am – 6pm

Lunches 12pm – 2.30pm

Evening meals - 6pm – 8pm

Sunday lunches - 12pm – 2.30pm

Tea Room opening hours – 10am – 4pm

Post Office opening hours – Monday, Tuesday, Thursday - 9am – 12.30pm
Friday – 2pm – 5.30pm

The Belsair comes fully equipped with all fixtures and fittings included in the sale.

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

For more information about The Belsair visit their website – www.belsairsanday.co.uk



The Belsair is closed for a few weeks at the start of the year to allow the owners to go on holiday. The business is run by the two owners with help from occasional staff.

The property is situated beside Kettletoft Pier. Perfect location for visitors to moor their boats and come in for a welcoming drink or meal. Abundant car parking facilities adjacent. The building also has the potential for redevelopment into a number of separate self contained units.

The amenities on Sanday include a junior and secondary school, community centre with swimming pool, 4 shops, 2 hotels and two post offices. There are 3 lochs which provide free fishing and are annually restocked by Orkney Trout Fishing Association. There are many archeological sites on the island along with beautiful stretches of white sandy beaches.

For more information about Sanday visit www.sanday.co.uk

www.orkneypropertycentre.co.uk



Accounts can be made available to interested parties financial advisers.

Services – Mains services, Telephone

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** – Fixed Price of £200,000

• **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 April 2011. 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.