



Orkney Property Centre

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The Noust, Orphir, KW17 2RB Offers over £335,000



An exciting opportunity has arisen to purchase this Bed & Breakfast Establishment, Self Catering Apartment and Bar along with the adjoining Post Office situated on the edge of Orphir Village some 7 miles from Kirkwall.

Offering the prospective buyer the opportunity to purchase a ready-made thriving business.



www.orkneypropertycentre.co.uk

The Noust Bar

Welcoming friendly bar offering some of Orkney finest ales along with a wide selection of beers, wines, spirits and soft drinks. Nicely presented with warm décor and stunning views over the surrounding countryside and onwards over the sea. The Noust can accommodate seating for over 40 people with abundant room for standing, along with a sunny sheltered beer garden. The bar is a friendly place to relax with maybe a game of darts or pool, and is also a great venue for functions. Home cooked lunches and suppers, sourced locally where possible are available.



Service Areas

The commercial kitchen is fully equipped with stainless steel appliances, worktops and a 5 burner gas range. There is also a beer store, wine store, laundry room and a garage.

Bed & Breakfast Accommodation

Front vestibule offers access to the self catering flat and welcoming hallway to the B&B accommodation.

The lower accommodation consists of living room, kitchen, dining room and bathroom with carpeted wooden staircase leading to the upper floor.



The upper accommodation comprises of three letting rooms fitted with en-suite facilities having a four star rating. All of these rooms are bright, airy and wonderfully presented to a high standard. Each of the rooms have a television and coffee and tea making facilities. Free wireless internet connection is also available.

Three further bedrooms along with a spacious shower room are also located on this floor offering owner accommodation along with the option of letting the other bedrooms.

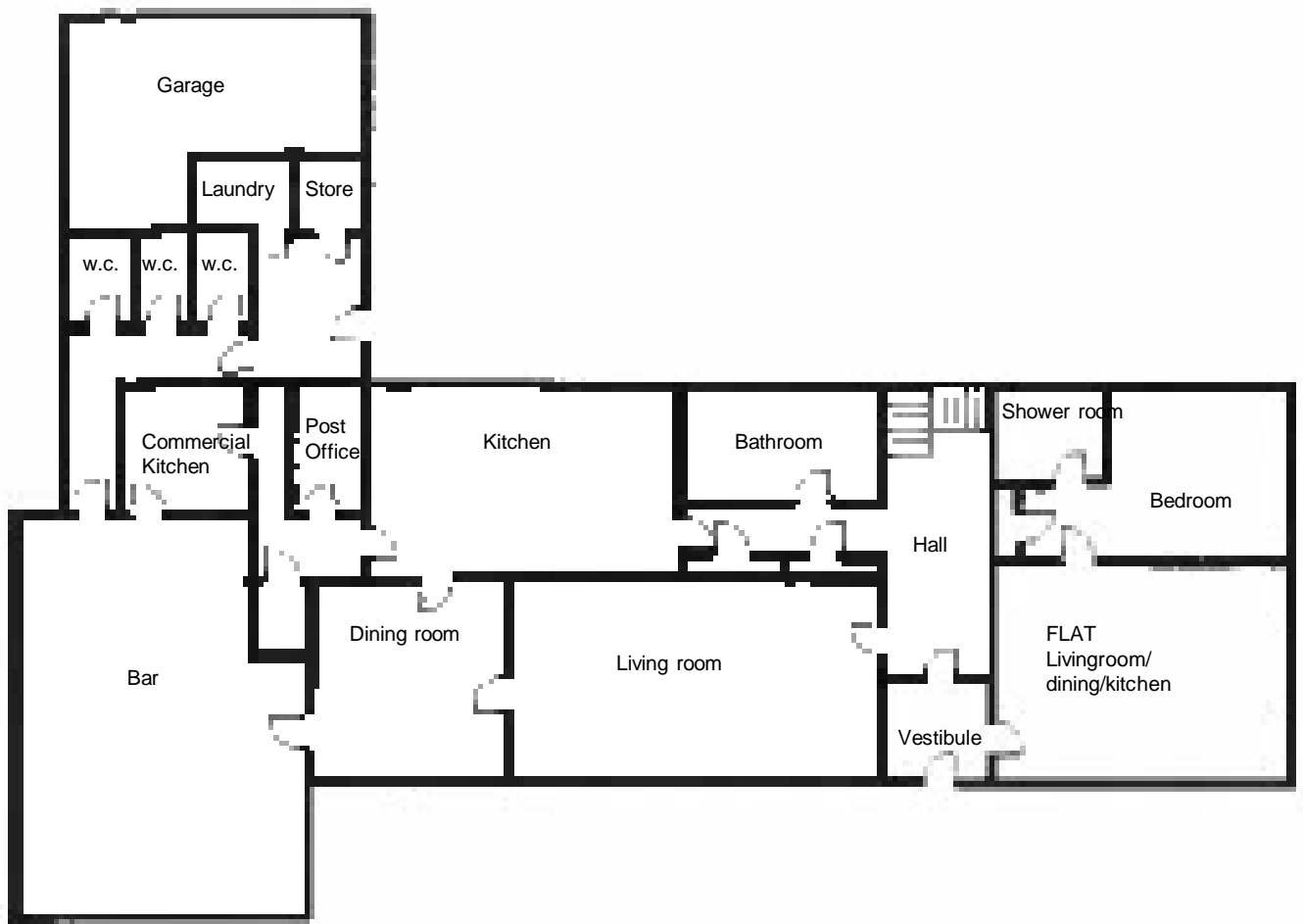


Self Contained Accommodation

The self catering accommodation at The Noust is a one bedroom ground floor flat, well equipped with all the comforts of home. The spacious open plan living room/dining/kitchen has lovely views overlooking Scapa Flow and the South Isles. Double bedroom with an en-suite shower room.



FLAT
Living room/Dining/Kitchen
5.02m x 4.94m (16ft 4" x 16ft 2")
Bedroom
4.02m x 3.03m + 1.48m x 1.36m
(13ft 2" x 9ft 11" + 4ft 9" x 4ft 4")
Shower room
2.89m x 2.68m (8ft x 5ft 10")



Ground Floor

Bar

10.92m x 7.67m (35ft 10" x 25ft 2")

Commercial Kitchen

5.18m x 3.80m (17ft x 12ft 6")

Garage

6.85m x 2.87m (22ft 6" x 9ft 5")

Laundry

3.19m x 1.83m (10ft 6" x 6ft)

Post Office

1.96m x 1.60m (6ft 5" x 5ft 3")

Dining room

5.18m x 3.80m (17ft x 12ft 6")

Kitchen

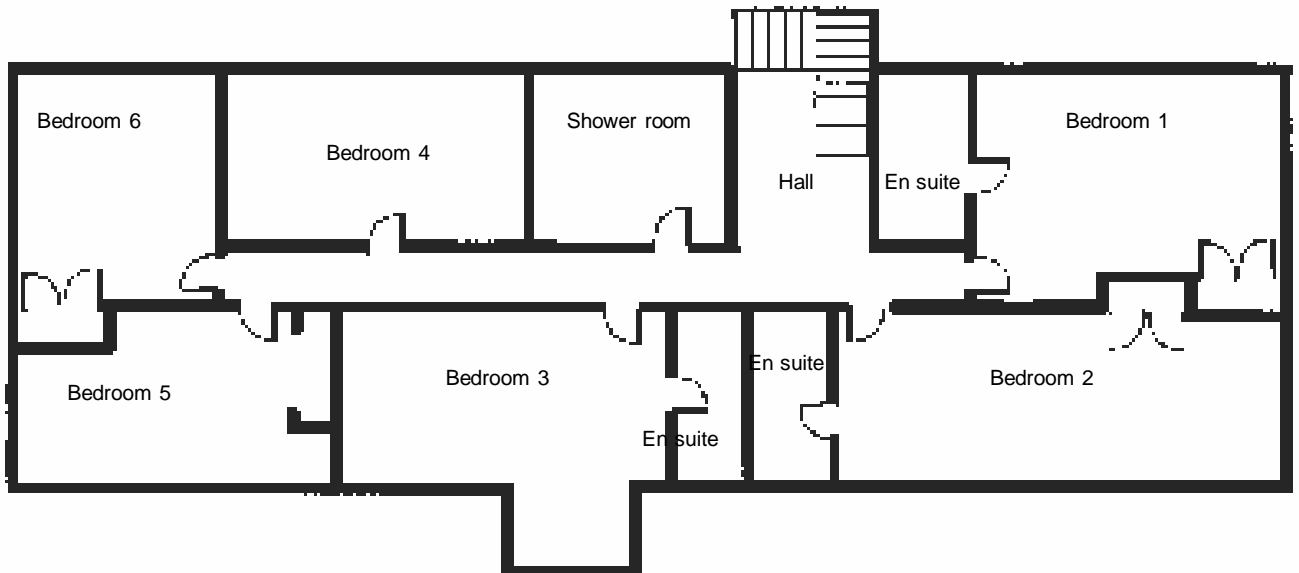
5.41m x 4.74m (17ft 9" x 15ft 7")

Living room

5.18m x 3.80m (17ft x 12ft 6")

Bathroom

2.89m x 2.68m (9ft 6" x 8ft 9")



First Floor

Bedroom 1

3.72m x 3.01m (12ft 2" x 9ft 10")

Bedroom 1 En-suite

2.30m x 1.27m (7ft 7" x 4ft 2")

Bedroom 2

3.02m x 2.5m (9ft 11" x 7ft 1")

Bedroom 2 En-suite

3.21m x 1.09m (10ft 6" x 3ft 7")

Bedroom 3

4.44m (at most) x 4.39m (14ft 7" x 14ft 5")

Bedroom 3 En-suite

3.22m x 1.16m (10ft 7" x 3ft 10")

Bedroom 4

4.03m x 2.71m (13ft 3" x 8ft 11")

Bedroom 5

5.12m x 3.23m (16ft 10" x 10ft 7")

Bedroom 6

3.45m x 2.99m (11ft 4" x 9ft 10")

Shower room

2.70m x 2.34m (8ft 10" x 7ft 8")

The Noust current opening hours – Monday – Thursday 12pm – 2pm / 6pm – 11pm
Friday – 12pm – 2pm / 6pm – 1am
Saturday – 12.30pm – 1am
Sunday - 12.30pm – 11pm

Monday – Friday

Lunches 12pm – 2pm
Supper 6pm – 8pm

Saturday & Sunday food served 12.30pm – 8pm

Post Office opening hours – Monday – Friday 9am – 1pm
(New owners will need to contact the Postmaster General to establish transfer of the business).

The Noust comes fully equipped with all contents of the bar, flat and letting bedrooms included in the sale apart from the pictures.

The Noust is also a local agent for calor gas.

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

Stock at valuation will be taken over by the new owners.

Abbreviated accounts may be available to genuinely interested parties professional advisors.

For more information about The Noust visit their website – www.thenoust.co.uk

Services – Mains services, Telephone

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

- **Entry** – By arrangement
- **Price** – Offers over £335,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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