



Hebridean Toffee

Castlebay
Isle of Barra
£150,000

ccl
PROPERTY



Hebridean Toffee

Isle of Barra, HS9 5XD

CCL Property are delighted to bring to market a truly rare opportunity to purchase a turnkey café/take away business situated in Castlebay on the Isle of Barra. The property occupies a prime trading location adjacent to the main Caledonian MacBrayne ferry port on the island which benefits from an exceptionally high volume of passing trade. With outstanding views of Kisimul Castle and over the sheltered harbour of Castlebay it's easy to see why the property has been successfully run as a thriving cafe/takeaway business, popular with both tourists and locals. It presents an exciting opportunity for any new owner to re-establish the business and take full advantage of its trading position. An early viewing is highly recommended to truly appreciate what this property has to offer.

Hebridean Toffee Shop operated throughout the high season as a cafe with capacity for around 60 covers and in the winter months put the exceptionally large kitchen to good use offering a take away menu where locals would come from all over the island to collect their food.

The business is being sold on a freehold basis. Accommodation comprises, café area with reception desk which leads to the large well-equipped kitchen and storage areas, the rear door leads to an outside store and detached office. Externally the property has a large decking and lawn area with the most exceptional views and there is a large communal car park to the front of the property.





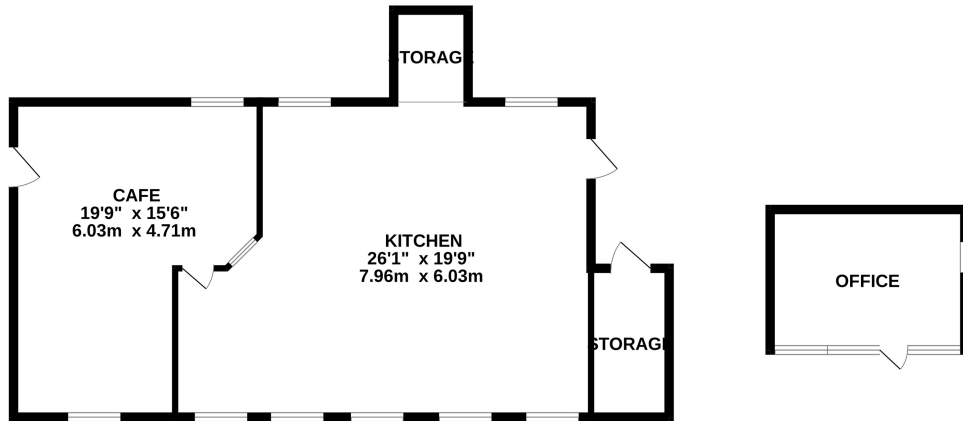
Situation

Castlebay sits on Barra's southern coast and is the island's largest village. Overlooking Castlebay with Vatersay beyond, Castlebay was once a thriving herring port in the 19th century, with up to 400 boats in its harbour and curing and packing factories ashore. Nowadays, the main sea traffic into the port comes from the CalMac ferries from Mallaig, Lochboisdale, and Oban.



The village has various B&Bs, guest houses, shops, a petrol station, bank, and hospital with tourism now the main source of income for the islanders. As its name suggests, Castlebay has a castle in its bay, the medieval islet-fortress of Kisimul Castle that is the ancestral home of Clan MacNeil. It is accessed by a small ferry that runs from the slipway at the bottom of Main Street.

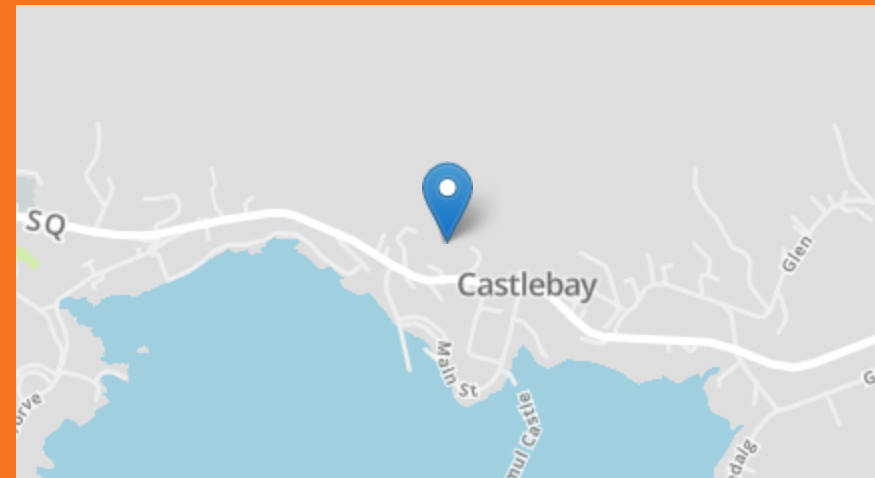
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



HEBRIDEAN TOFFEE, CASTLEBAY, ISLE OF BARRA

TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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