

**JOHN MORRISON NEWS AGENTS &
GROCCERS, PARK VIEW, MAIN STREET,
TARBERT, ISLE OF HARRIS, HS3 3DJ
OFFERS OVER £325,000**

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DEREK MACKENZIE
SOLICITORS



**FOR
SALE**

An excellent and rare opportunity has arisen to purchase property comprising a detached three storey building currently used as a successful local business.

**DEREK MACKENZIE SOLICITORS
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An excellent and rare opportunity has arisen to purchase property comprising a detached three storey building currently used as a successful local business and located in the thriving town centre of Tarbert, Harris.

Accommodation comprises ground floor Grocer and News Agent along with small kitchen. Access to first floor accommodation is to the rear of the property and is presently used as an Air BnB comprising first floor lounge, kitchen, bathroom and dining room leading to third floor comprising two double bedrooms, a single bedroom and storage cupboard.

The property benefits from electric storage heating and uPVC windows throughout and enjoys open views over Tarbert Ferry Terminal, the Pier and Harbour and Harris Distillery.

The thriving Town Centre is well served with a variety of local shopping facilities, education, healthcare, sports centre, art galleries, restaurants, cafes, bars and transport links.



Grocer & News Agents



Lounge



Kitchen



Dining Room



Bathroom



Bedroom 1



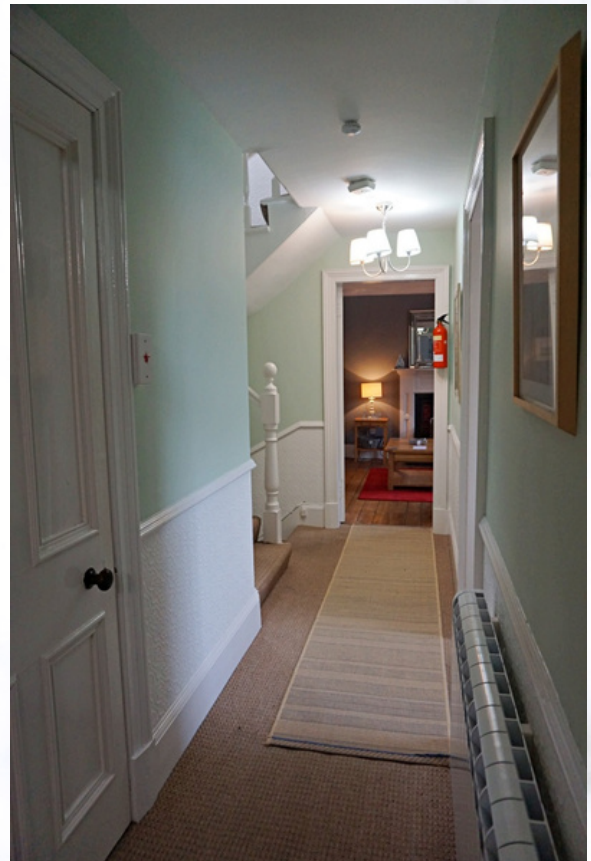
Bedroom 2



Bedroom 3



First Floor Stairs and Hallway



Second Floor Stairs and Hallway



Entrance



Pier & Distillery Views



Measurements

Ground Floor

Grocer & News Agent Shop - 11.43m x 4.53m

- - -

First Floor

Lounge - 3.46m x 5.09m

Spacious lounge with front aspect window, open fire with tile, ceramic and wooden feature surround, feature lighting and wooden flooring

Kitchen - 4.53m x 1.83m

Fitted wooden floor and wall units with white marble worktop surfaces, stainless steel sink with mixer tap, electric oven, ceramic 4 ring hob, front aspect window and vinyl flooring

Dining Room - 3.65m x 5.09m

Bright, spacious dining room with front aspect window, open fire with tile surround, fitted carpet flooring

Bathroom - 1.42m x 2.37m

3 piece white suite comprising W/C, sink and bath with electric mains shower, rear aspect window and vinyl flooring

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Second Floor

Bedroom 1 - 3.71m x 4.08m

Spacious double bedroom with coombed ceilings and front aspect velux window, open fire with tile, ceramic and wooden feature surround, fitted carpet flooring

Bedroom 2 - 3.48m x 4.01m

Spacious double bedroom with coombed ceilings and front aspect velux window, open fire with tile, ceramic and wooden feature surround, fitted carpet flooring

Bedroom 3 - 1.43m x 4.50m

Cosy single bedroom, with coombed ceilings and front aspect velux window, wooden flooring

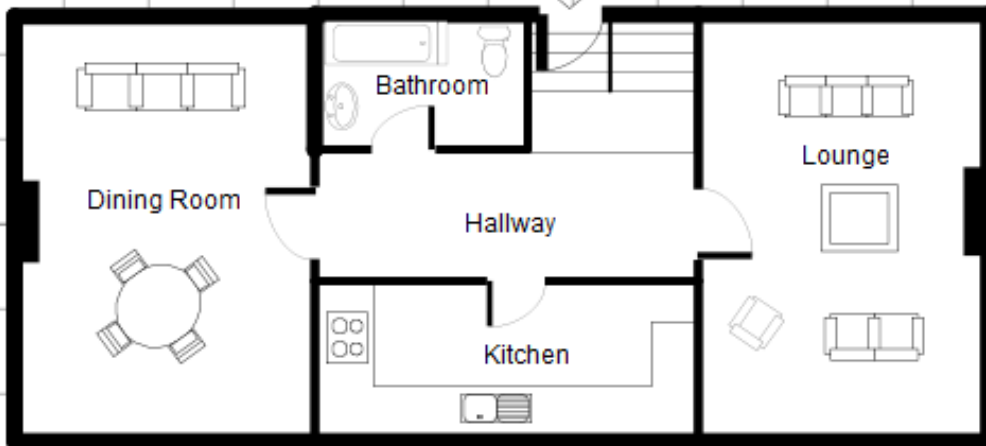
Storage Room - 1.41m x 2.40m

Floor Plan

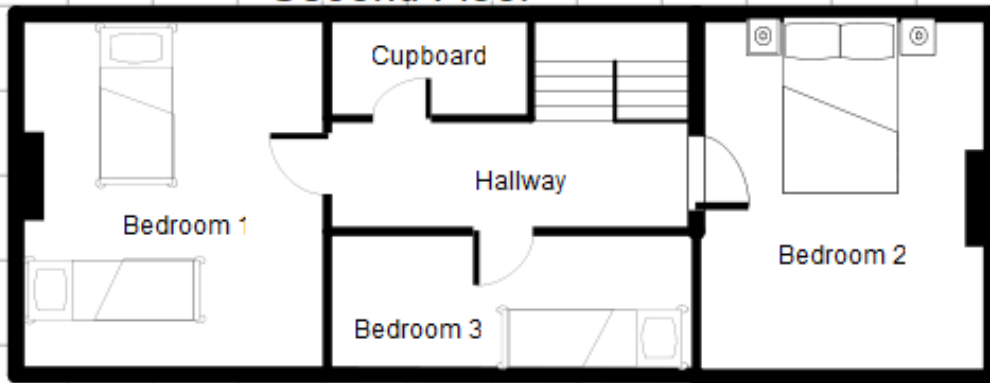
Ground Floor



First Floor



Second Floor



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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