



PROPERTY

Atlantis Lodges, Finstown, Orkney, KW17 2EH

An exciting opportunity has arisen offering Atlantis Lodges available for sale. A great business investment as these self-catering units are booked out well in advance and will be sold as a going concern.

Atlantis Lodges consists of five units one of which housing The Waterside Café, office block and a two bedroom apartment above. The other four lodges have three separate flats within. There is a mixture of hardwood and UPVC double glazed windows and doors. With storage and air source heating.

The Lodges are situated in a prime sea front position with breath-taking views across the Bay of Firth. Based on the main Kirkwall/Stromness through road, with a regular bus service and easy access to all local amenities.



Cafe

Accommodation comprises of entrance porch, office, hall, toilet hall, woman's/disabled WC, men's WC, bar area, restaurant area, kitchen, fire exit, rear porch, WC. First floor. Entrance porch, hall, door to office block, hallway, bedroom, bathroom and office. Door to stairs leading to upper floor, living/dining, kitchen, bedroom 1, bathroom and bedroom 2.

4 x Lodges

Accommodation comprises of entrance porch, hall, doors to 3 separate flats, Flat 1: hall, bedroom, bathroom, sitting room/kitchen. Flat 2: stairs to upper floor, sitting room/kitchen, bedroom 1, bathroom bedroom 2. Flat 3: hall, bedroom, bathroom, sitting room/kitchen.

Offers over £995,000

Accommodation

4 x Lodge

Entrance Porch:

Exterior door, laminate, 8 x exterior windows, 4 x internal windows, coat hook, and opening to hall.

Hall:

Laminate, meter, fire extinguisher, doors to flats 1, 2 and 3.

Flat 1

Hall:

Carpet, doors to bedroom, bathroom, sitting room/kitchen.

Bedroom:

Carpet, 1x exterior window, 2 x internal windows, panel heater, shelving with rail and hangers.

Bathroom:

Linoleum, fan heater, heated towel rail, WC, WHB and bath.

Sitting Room/Kitchen:

Carpet, large window, storage heater, cupboard with shelf and hot tank, kitchen units with worktop above, sink and drainer, Creda oven and hob, extractor fan, hotpoint fridge and Panasonic freezer.

Flat 2 (first floor)

Sitting Room/Kitchen:

Carpet, large window, 1 x velux window, 2 x storage heater, tv point, linoleum, kitchen units with worktop above, sink and drainer, Beko oven and hob, Lec fridge/freezer, doors to bedrooms 1 and 2.

Bedroom 1:

Carpet, window, panel heater, built in cupboard housing hotwater tank, hangers and door to bathroom.



Sitting room on Upper Floor



Bedroom on Upper Floor

Accommodation

Bathroom:

Linoleum, fan heater, heated towel rail, WC, WHB and bath, door to bedroom 2.

Bedroom 2:

Carpet, velux window, access to loft, panel heater, door to Sitting Room/Kitchen.

Flat 3**Hall:**

Carpet, coat hook, doors to bedroom, bathroom, sitting room/kitchen.

Bedroom:

Carpet, 1x exterior window, 2 x internal windows, panel heater, shelving with rail and hangers.

Bathroom:

Linoleum, window, fan heater, heated towel rail, WC, WHB and bath.

Sitting Room/Kitchen:

Carpet, large window, storage heater, tv point, cupboard with shelf and hot tank, kitchen units with worktop above, sink and drainer, Hotpoint oven and hob, extractor fan, Beko fridge and Daewood microwave.

Bathroom:

Linoleum, fan heater, heated towel rail, WC, WHB and bath, door to bedroom 2.

Bedroom 2:

Carpet, velux window, access to loft, panel heater, door to Sitting Room/Kitchen.

Cafe Lodge**Entrance Porch:**

Exterior door, linoleum, 4 x external windows, 4 x internal windows, air source unit, doors to office and hall.

Office:

Double wooden door, linoleum, 2 x exterior windows, 1 x internal window, shelving, phone point and main meter cupboard.

Hall:

Carpet, laminate, hatch, doors to restaurant and WC.

WC hall:

Laminate, interior window, pay phone, fire alarm, coat hooks, doors to woman's/disabled WC and mens WC.

Womans/Disabled WC:

Linoleum, baby changing unit, hand rails, hand towel dispenser, soap dispenser, wall fan, WC and WHB.

Men's WC:

Linoleum, interior window, wall fan, hand towel dispenser, soap dispenser, fuseboard, WC and WHB.

Restaurant Bar Area:

Laminate, exterior window, 2 x internal windows, hatch, worktop with units below, stainless steel sink with drainer, phone point, fridge, serving bar with worktop and shelves below.

Restaurant:

Laminate, 2x exterior windows, interior window, air source unit, storage heater, openings to kitchen, seating area, tables and chairs.

Fire Exit area:

Laminate, fire exit door, opening to restaurant and door to kitchen.

Accommodation

Kitchen:

Non slip kitchen flooring, 4 x exterior windows, worktop with kitchen units above and below, shelving, 2 x hand wash only sinks, 2 x stainless steel double sinks with drainers, double oven, gashob, Indesit fridge/freezer, catering benches, 2 x Polar refrigerators, sharp microwave, heatrae boiler, doors to back porch and fire exit area.

Rear Porch:

Non slip kitchen flooring, exterior door, window, Dexon dishwasher, Prudis dishwasher, Becky freezer, kitchen unit, cupboard with shelving and door to WC.

WC:

Non slip flooring, exterior window, loft hatch, hand towel dispenser, soap dispenser, WC and WHB.

Front Porch:

Carpet, 4 x window, exterior door, storage heater, opening to hall.

Hall:

Carpet, meter, doors to office block and upper lodge.

Hall in (Office Block):

Carpet, doors to bedroom, bathroom and office.

Bedroom:

Carpet, window.

Bathroom:

Laminate, fan heater, WC, WHB and bath.

Office:

Carpet, large window, storage heater and broadband.

Upper Floor**Stairs:**

Carpet stair leading to sittingroom.

Sitting Room:

Carpet, large window, storage heater, tv point, access to loft, coat hooks, cupboard housing hot tank. Opening to Kitchen and door to hall.

Kitchen:

Linoleum, window, kitchen units with worktop above, ceramic sink and drainer, Creda oven and Onyx fridge.

Hall:

Carpet, doors to bedrooms and bathroom.

Bedroom 1:

Carpet, 2 x exterior windows and a panel heater.

Bathroom:

Linoleum, fan heater, WC, WHB and bath.

Bedroom 2:

Carpet, window and panel heater.

Photographs



Kitchen area on Upper Floor



Bedroom on Upper Floor



Sitting Room on Lower Floor



Hall on ground floor flat



Bathroom on Upper Floor



Kitchen on ground floor flat

Photographs



Restaurant Porch



Front Porch



Bar Area



Restaurant Area



Restaurant Area



Restaurant Area

Photographs



Kitchen



Kitchen



Kitchen



Back Porch



Side View



Side View

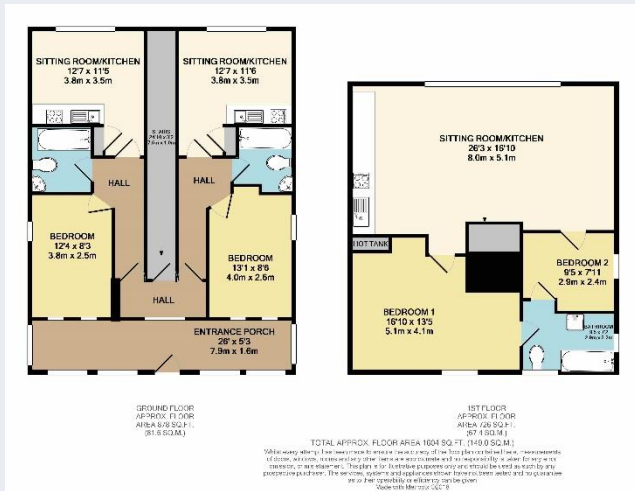
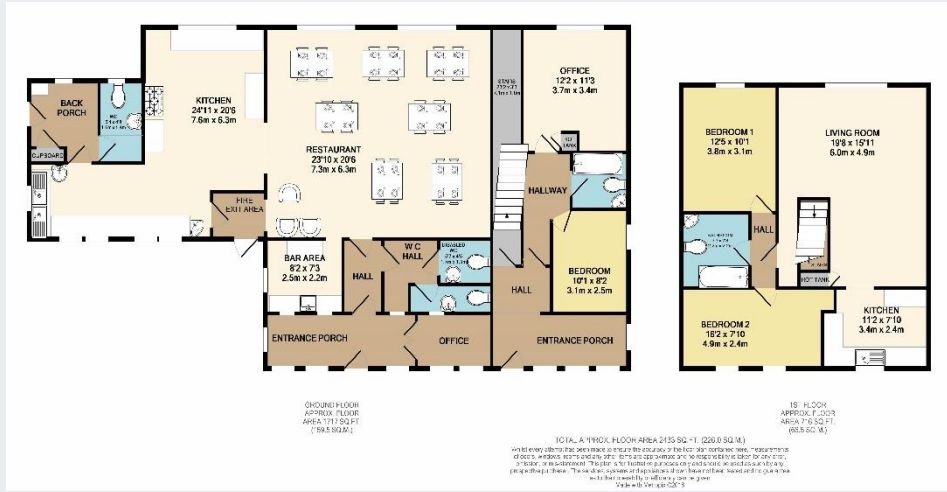


View



View

Floor plans



RATEABLE VALUE

The subjects have a rateable value of £13600.00.

ENERGY PERFORMANCE RATING

The property has an energy rating of band of:
The Waterside Restaurant G(146).
The Waterside Flat D (67).

TRADING ACCOUNTS

May be made available to interested parties by request from the Solicitor to the financial advisor.

SERVICES

Mains services, telephone.

FIXTURES AND FITTINGS

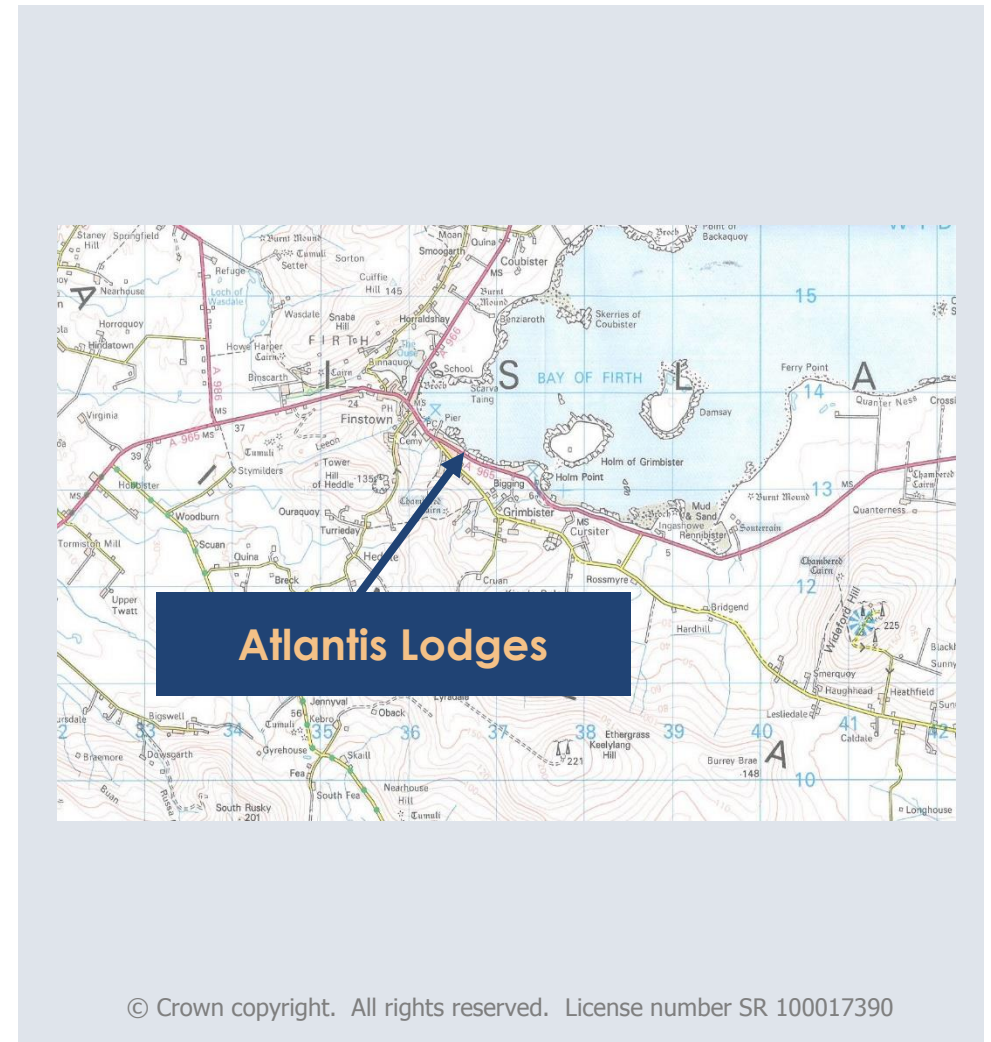
Carpets and floor coverings are included in the sale price.
Items of furniture and office equipment may be available by separate negotiation.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £995,000 are invited.



NOTES - These particulars have been prepared following an inspection of the property on the 27 November 2018 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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