

**FOR SALE**

**The Pomona Inn  
Finstown  
Orkney  
KW17 2EL**



**Offers In  
Region Of £210,000**

# About The Property

## LOCATION

The property is situated in the village of Finstown, in a prominent location, fronting the main road approximately 7 miles from Kirkwall and 8 miles from Stromness.

## ACCOMMODATION

Living accommodation comprises of entrance hall, sitting room, bathroom, dining room, kitchen, rear entrance to ground floor with landing, 5 bedrooms, storage cupboard and shower room to first floor.

Commercial accommodation comprises bar, lounge bar, front bar, separate male/female WC's and store.

## DESCRIPTION

The Pomona Inn is a detached traditionally run bar and living accommodation with:-

- Mixture of single glazed timber and double glazed UPVC windows
- Electric storage heating
- Bar – bar area serving lounge & front bars, shelving, stainless steel sink, optics, beer pumps & plumbing for dishwasher
- Bathroom – bath, wash hand basin & W.C
- Shower Room – electric shower, wash hand basin & W.C
- Kitchen – stainless steel sink, built in units, gas hob and integral Siemens oven
- Large garden area mainly laid to lawn with mature plants, bushes & shrubs
- Large car parking area

The property is for sale due to the owners retirement and has the potential to be a thriving business in the heart of Finstown.

## LICENCE

The premises hold a full bar licence.

Bar Area



Lounge Bar



# Internal Photographs

**Bar**



**Lounge Bar**



**Front Bar**



**Sitting Room**



**Kitchen**



**Bedroom 1**

# External Photographs

Grounds & View



Side



Rear



Parking Area

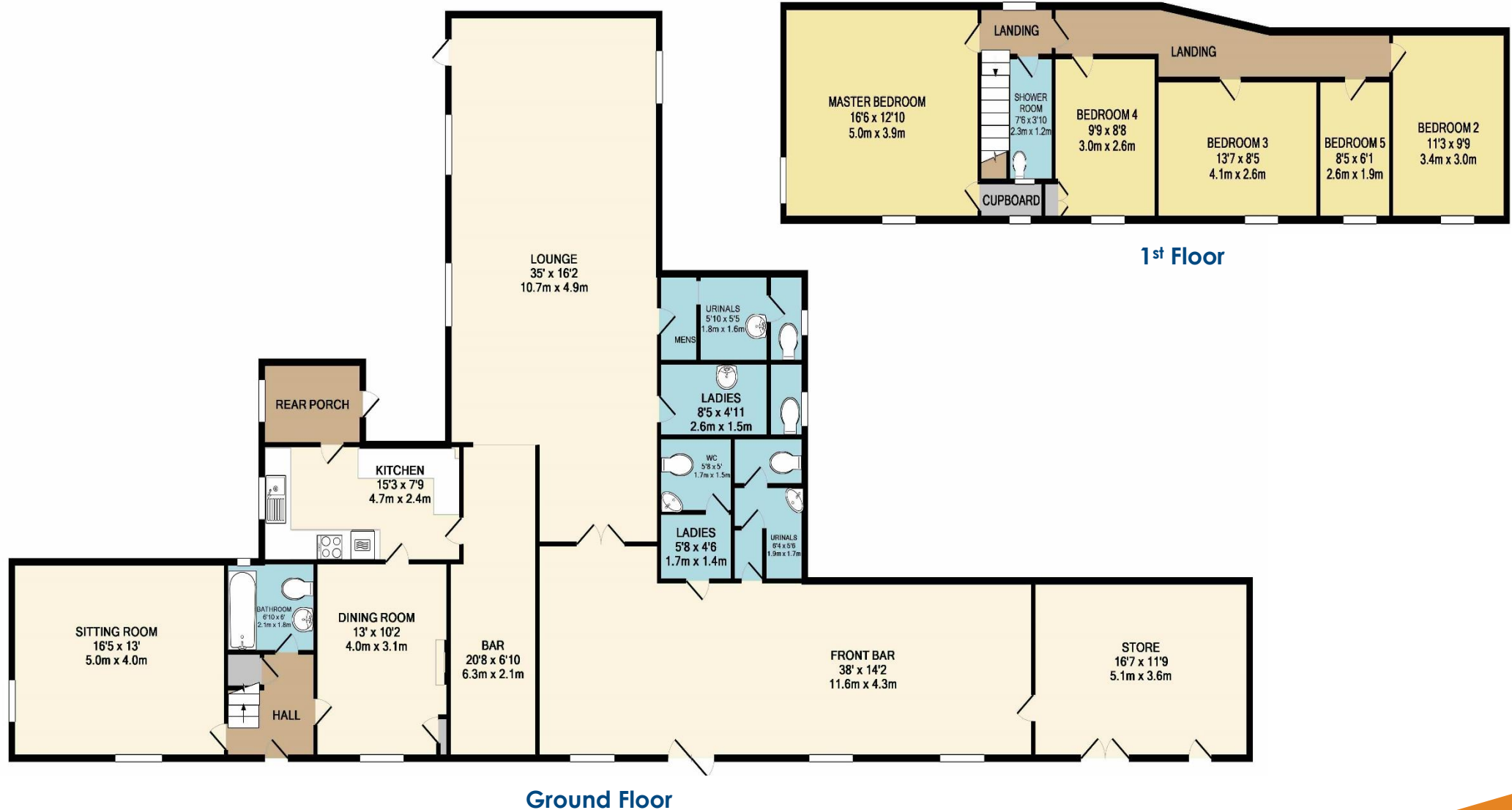


Garden



Garden

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## COUNCIL TAX / BUSINESS RATES

The subjects are in Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

Rateable Value (2017) - £15,000

## ENERGY PERFORMANCE RATING

The property has an energy rating of band G.

## SERVICES

Mains services and telephone.

## FIXTURES AND FITTINGS

Floor coverings, curtains, light fittings and bar furniture are included in the sale price.

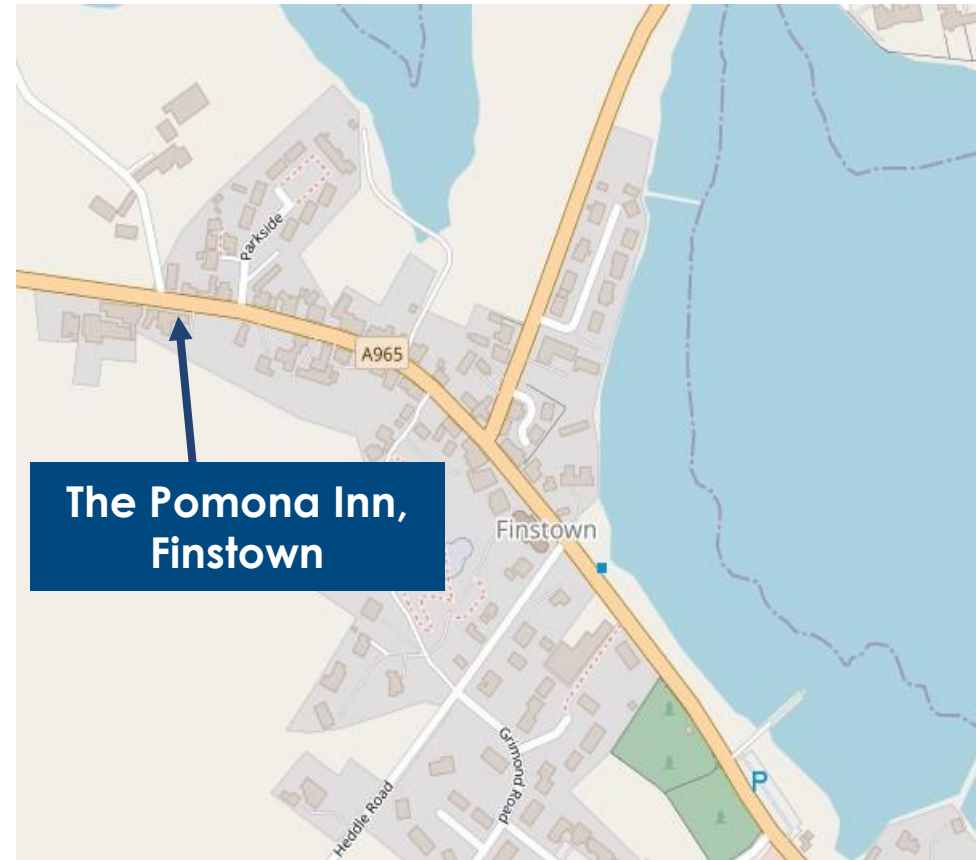
## PRICE

Offers in the region of £210,000 are invited. Stock available by separate negotiation at valuation.

## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216  
**Fax:** 01856 872 483  
**Email:** [enquiries@dandhlaw.co.uk](mailto:enquiries@dandhlaw.co.uk)



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NOTES - These particulars have been prepared following inspection of the property on the 2 July 2019 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. 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. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

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