Hamnavoe Restaurant, 35 Graham Place,
Stromness, Orkney, KW16 3BY

FOR SALE - Offers over £150,000

Hamnavoe Restaurant, 35 Graham

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- Fantasic business oppourtunity
- Character property
- Seats 30 - 40 covers
- Cozy & charming atmosphere
- Well appointed kitchen
- Central location & well established

The Hamnavoe Restaurant is a highly desirable family run establishment, benefitting from a central location. It is positioned in the heart of Stromness, which is a much sought after residential area & holiday destination which draws in a continuous stream of tourists during the holiday season & boasts high volume of repeat customers.

The sale includes the building structure on a freehold basis plus the business as a going concern. The fixtures & fittings are included in the sale & the bespoke stained glass panels can be included by a separate negotiation. Viewings are recommended to appreciate its full potential.

Trade

The Hamnavoe Restaurant is well known locally with a rich history & is a staple within the Stromness community. The restaurant has built a strong reputation & has catered for countless functions, weddings & events. The establishment is known for contributing to local community & events such as the Orkney Folk Festival & running a soup kitchen during the difficult times of the pandemic.

In addition to its loyal local trade, Tourism is a key source of revenue. Stromness & the Isles of Orkney as a whole attracts an abundance of inbound & domestic visitors. Stromness & the surrounding areas draws in a steady flow of tourists that participate in walking / cycling tours, fishing, water sports, diving tours or even more leisurely activities such as visiting one of the numerous historical sites, bird watching, photography or just taking in some of the most striking scenery Scotland has to offer.

The restaurant presently trades on a year-round basis generating a commendable level of turnover & producing a profitable return. However, the Hamnavoe Restaurant is only open for evenings 6 out of 7 days, thus offering the next owners the opportunity to build on the business further. The restaurant could potentially develop a well needed lunch-time / café service, building on the reputation the current owners have already established. Extending opening times & being available 7 days a week during peak trading periods would undoubtedly make this a more profitable business venture.

Customer / Service Areas

The restaurant is well sign posted & the entrance is just off the main street of Stromness. As you enter you are greeted with an original stained glass window depicting Stronmness harbor on the center panel. The dining area is cozy & charming & can comfortable seat 30 – 40 covers with a bar service area to the far corner. There is a feature fireplace offering a warm atmosphere highlighting the warm & friendly customer service the restaurant is known for. The light fixture decorating the walls are bespoke handmade for the Hamnavoe Restaurant. The windows boasts beautiful original stained glass panels, these are available by a separate negotiation. Located to the side of the dining area is access to the two W.C, delivery & staff entrance door & entrance to the kitchen area.

The commercial kitchen is well equipped with designated service & pot wash areas. To the rear of the kitchen is a refrigeration area & store. There is also ample attic space accessed via the store.

Floor Plan

Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax / Business Rates

The rateable value if the business is £5,100. Please note the ratings may be reassessed when the property is sold.

Services

Mains electricity & water. Water is not metered.

Fixtures and Fittings

All fixtures & fittings associated with the business are to be included in the sale price - excluding the paintings but others pictures can be supplied.

Price

Offers over £150,000 are invited

Viewing

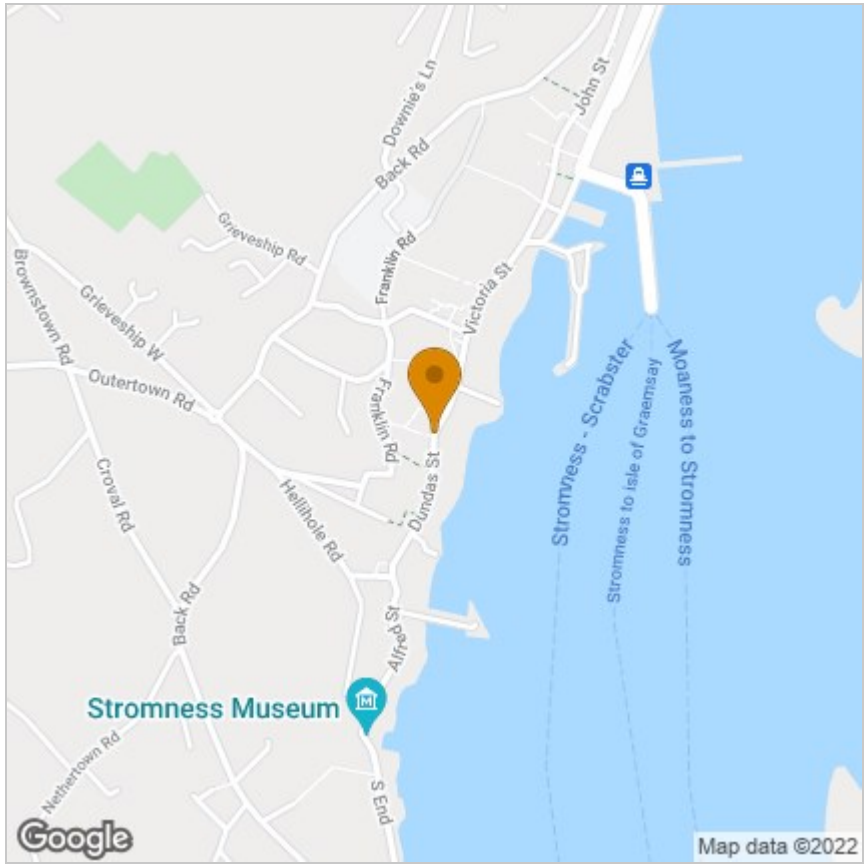
All viewings to be arranged by appointment only through d and h as the sole selling agent:

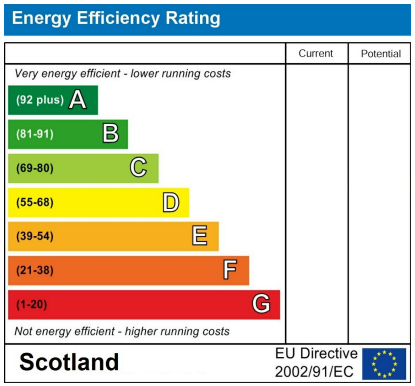
Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

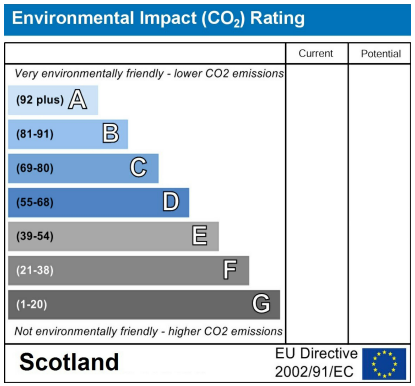
Telephone: 01856 872 216
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

www.dandhlaw.co.uk/property







NOTES - These particulars have been prepared following inspection of the property 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.

14th February 2022