

*Arran Estate Agents*



*Gordon Brothers Shop, The Ship House, Lamlash*

# Gordon Brothers Shop, The Ship House, Lamlash, Isle of Arran.

**Long established retail business located in the centre of Lamlash, specialising in newspapers, tobacco, confectionary, hardware and fancy goods. Excellent trading location with superb development potential on the upper floors. Owner's flat with two bedrooms, lounge, kitchen and bathroom.**

## **DIRECTIONS:**

**From Brodick Pier, turn left and proceed to Lamlash. Drive to the centre of the village where Gordon Brothers shop is located on the right hand side immediately past the car park.**

## **ACCOMMODATION:**

Leading directly from the pavement there is a spacious entrance hall to the right of which there is a large retail area of approximately 26m<sup>2</sup> presently with crockery, fancy goods and general gift items.

To the left is the main retail space where the newsagency is located also selling confectionery and tobacco. Further on, extending to approx 78m<sup>2</sup> are the hardware and DIY goods. Also on the ground floor is a small office with 2 stores at the rear, as well as staff toilets.

From the main entrance hall access is gained to the first floor which is presently used as storage, though formally it was living accommodation when the building operated as a public house. The floor extends to approximately 58m<sup>2</sup> and the staircase leads to the second floor attic accommodation of a further 46m<sup>2</sup> with dormer windows to the front.

This long established retail business has arguably the best trading location in Arran, across the road from the foreshore in the heart of Lamlash with adjacent car parking.

Retiral of the present proprietor after 35 years creates an opportunity for the diversification and development of this well established business.

The business is offered as a going concern, complete with all fixtures and fittings. The stock will be handed over at valuation estimated to be in the region of £45,000 - £50,000.

Included in the sale price is the 3 bedroom owner's flat with spacious lounge, kitchen and bathroom enjoying pleasant views across Lamlash Bay and close to all amenities within the village.

Other amenities within Lamlash include the island's secondary school and Lamlash primary school as well as tennis courts, bowling green, 18 hole golf course and of course excellent boating facilities in Lamlash Bay.

Lamlash is also home to the island's coastguard, police, fire stations as well as the cottage hospital.

## OWNERS FLAT:



### MAIN ENTRANCE:

The entrance to the flat, which is at ground level, leads to a small vestibule and thereafter by the staircase to the central hallway. The spacious hallway gives access to all apartments and there is a ceiling hatch to a small attic space over. There is a large walk in cupboard housing the electrical switchgear and providing significant storage accommodation.

### KITCHEN/DINING ROOM:

2.61m x 4.38m [8'7" x 14'4"]

Good size bright kitchen/dining room with white fitted base and wall units and including electric cooker and fridge. There is a stainless steel sink and adequate work top provision. The electric wall mounted boiler provides hot water and there is a window to the side overlooking the village.

### LOUNGE:

4.28m x 4.91m [14'1" x 16'1"]

Spacious lounge with electric focal point fire and window to the side. Along with other apartments the lounge has a corniced ceiling.

### BATHROOM:

2.12m x 2.33m [6'11" x 7'8"]

The bathroom is fitted with a three piece white suite and has partially tiled walls and vinyl flooring. There is an electric heated towel rail and window to the side.

### BEDROOM 1:

2.85m x 3.62m [9'4" x 11'11"]

Double or twin bedded room with large built cupboard and window to the side.

### BEDROOM 2:

3.03m x 4.29m [9'11" x 14'1"]

Good sized double bedroom with electric focal point fire and window to the side.

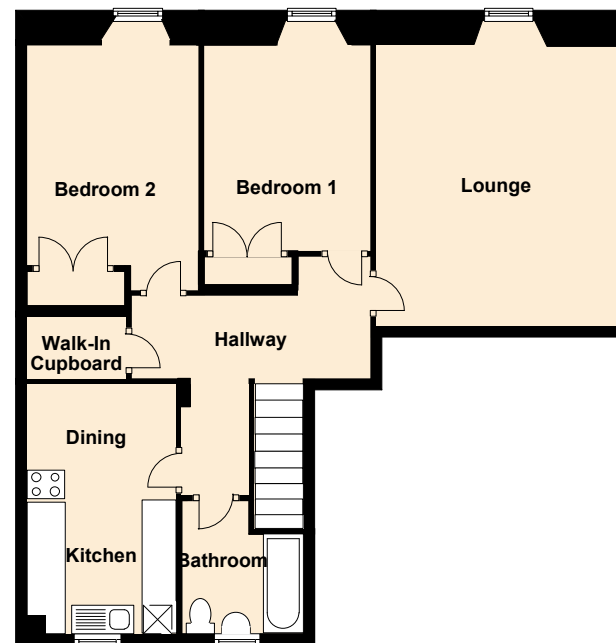
### SERVICES:

The property is connected to mains electricity, water and drainage. Background central heating is provided by electric storage heaters and the property is partially double glazed.

### GARDEN:

To the side of the property there is a small dedicated garden area providing space for a washing line etc. Off-road parking is available in the car park adjacent to the property.

Owner's Flat, Gordon Bros



## FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE



### PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of a contract.

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