



## Retail Outlet, Brodick, Isle of Arran, KA27 8AJ

Property presently trading as Brodick Pharmacy

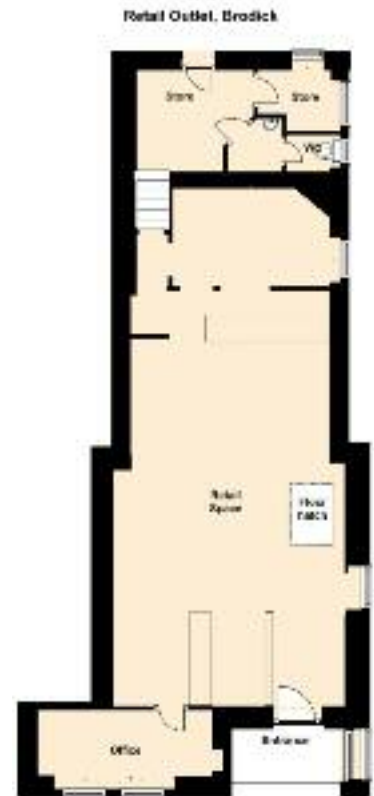
- Attractive and historically important building
- Sheltered entrance with display window
- Prime retail position in the heart of Brodick
- Ground floor retail and storage extending to approximately 63 square metres
- Additional basement and attic storage
- Close to public parking and beach

### Directions:

From Brodick Per, turn right and proceed through the village where Brodick Pharmacy has a roadside location on the right, immediately past the smaller Co-op outlet.



## LOCATION PLAN



## RETAIL OUTLET, CENTRAL BRODICK

Beautifully designed red sandstone retail outlet originally opened in 1886 as a golf clubhouse and then as Auchinvole Chemist Shop. More recently it has operated as Brodick Pharmacy.

Although presently trading as a pharmacy, due to its prominent location this important building would be suitable for a variety of alternative uses, subject to planning permission for change of use if necessary.

The sheltered front entrance leads directly off the wide pavement facilitating clear disabled access to the ground floor retail area. At the front is a separate office with two display windows to the busy main street in the heart of the primary retail area on Arran.

In addition there is basement accommodation with a lower level entrance to the rear offering delivery storage and sorting area as well as staff toilet.

There is also a separate attic store accessed by ladder plus a further basement area below the main retail section.

This iconic building, constructed of local red sandstone, is 'C' listed by Historic Scotland as a building of special architectural interest. Details of this listing can be accessed on [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk).

The present retail business does not form part of the sale leaving the purchaser the opportunity to develop the subjects for alternative uses.

The building is freehold with a current rateable value of £5600 in 2016/2017. The purchaser may be eligible for North Ayrshire Council Small business bonus scheme

The scheme provides relief to businesses with properties in Scotland with a combined rateable value of £35,000 or less.

## FLOOR PLAN NOT TO SCALE : FOR GUIDANCE ONLY



*If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 302166; [www.calmac.co.uk](http://www.calmac.co.uk)*

**Arran**  
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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 any contract.