

## ALEXANDERS OF BRODICK RETAIL OUTLET – FOR SALE

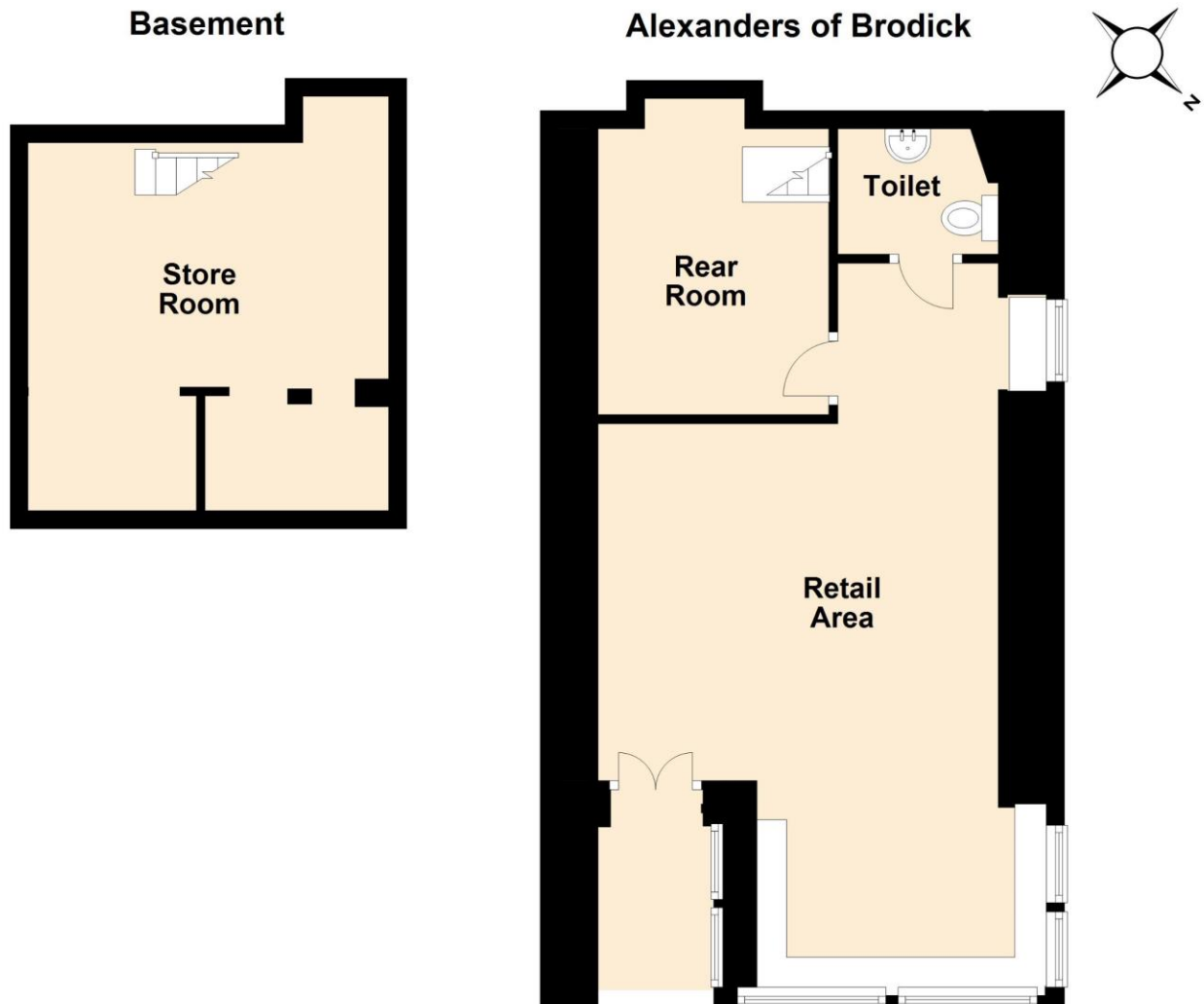
Alexanders of Brodick is situated in the heart of the village with excellent footfall and potential. The building is "C" listed by Historic Scotland. For more information please look online <http://portal.historicenvironment.scot/designation/LB13420>. The iconic building is red sandstone and has large bay windows giving magnificent views over Brodick Bay and Goatfell. The subjects comprise the lower front quadrant of the building. Trading presently as a hairdressers and treatment centre, the property has one large main retail area with a further smaller room to the rear and a toilet with wash hand basin. There is a spacious basement storage area, entry to this is gained through a floor hatch in the smaller room. All fixtures and fittings belong to the present tenant who is on a month by month short term lease. This is a freehold property.



# ALEXANDERS OF BRODICK, SHORE ROAD, BRODICK, ISLE OF ARRAN, KA27 8AJ

## APPROXIMATE DIMENSIONS:

RETAIL AREA:	4.40m (14' 5") x 7.80m (25' 7") overall
REAR ROOM:	2.58m (8' 6") x 3.14m (10' 4")
TOILET:	1.48m (4' 10") x 1.40m (4' 7")
BASEMENT STORE:	3.95m (13' 0") x 5.01m (16' 5") overall



## FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

### DIRECTIONS

From Brodick Pier turn right and proceed for approximately quarter of a mile. Carry on to the centre of the village where Alexanders of Brodick is situated on the left hand side.

*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 460361; [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.