



The Commodore, St Mary's, Holm, KW17 2RU

Enjoying an outstanding sea view including No.1 Churchill Barrier and Lambs Holm together with Scapa Flow this restaurant and 3 bedroom apartment offer an excellent opportunity to enter the hospitality sector.

The apartment is presently let out as holiday accommodation. There is also a wind turbine and the rights to claim the feed in tariff will be passed on to the new owners.

**OFFERS OVER
£325,000**

RESTAURANT



The Commodore is situated on the outskirts of St Mary's village, approximately 7 miles from Kirkwall. The substantial property enjoys a beautiful sea view and includes a restaurant venue and 3 bedroom self-catering apartment.

The restaurant has a commercial kitchen, cellar, spirit store, laundry, office, store and staff/public toilets. There is electric heating together with a solid fuel stove in the restaurant. The spacious restaurant may be suitable, subject to the necessary planning consents, to be converted into workshop, studio or offices.

There is a large car park and a wind turbine with the rights to claim the feed-in tariff passed onto the new purchaser.



THREE BEDROOM SELF-CATERING APARTMENT

The 3 bedroom apartment has been successfully let out since July 2017 but may, subject to the necessary planning consents, be suitable as a family home.

The apartment has air source heating together with a solid fuel stove on a glass hearth in the living room. There is a large kitchen dining room, with oak flooring and built-in oven, hob and microwave, together with a wet room and utility room.

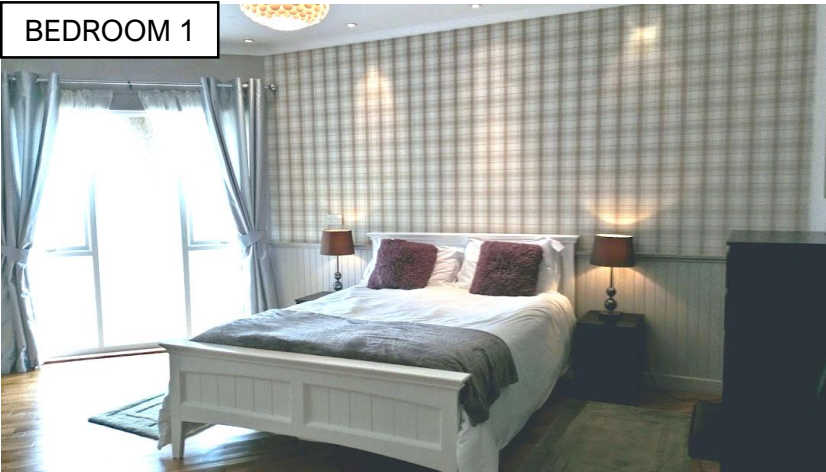
KITCHEN



LIVING ROOM



BEDROOM 1



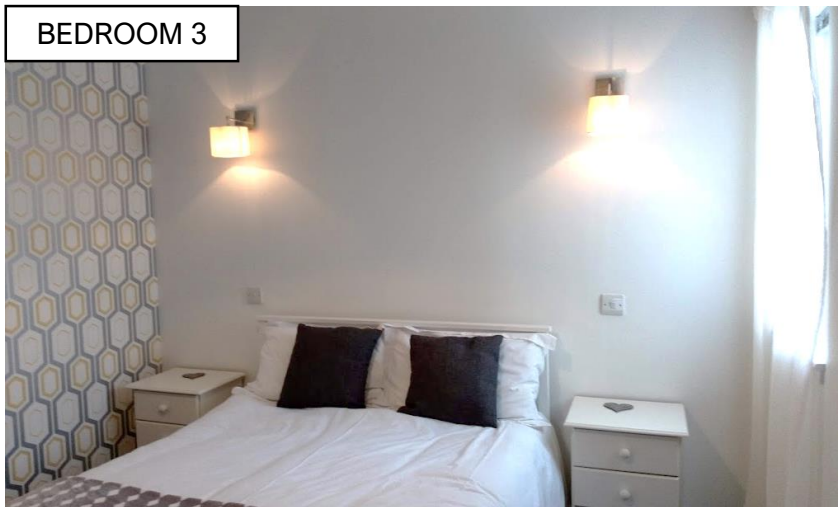
BEDROOM 1

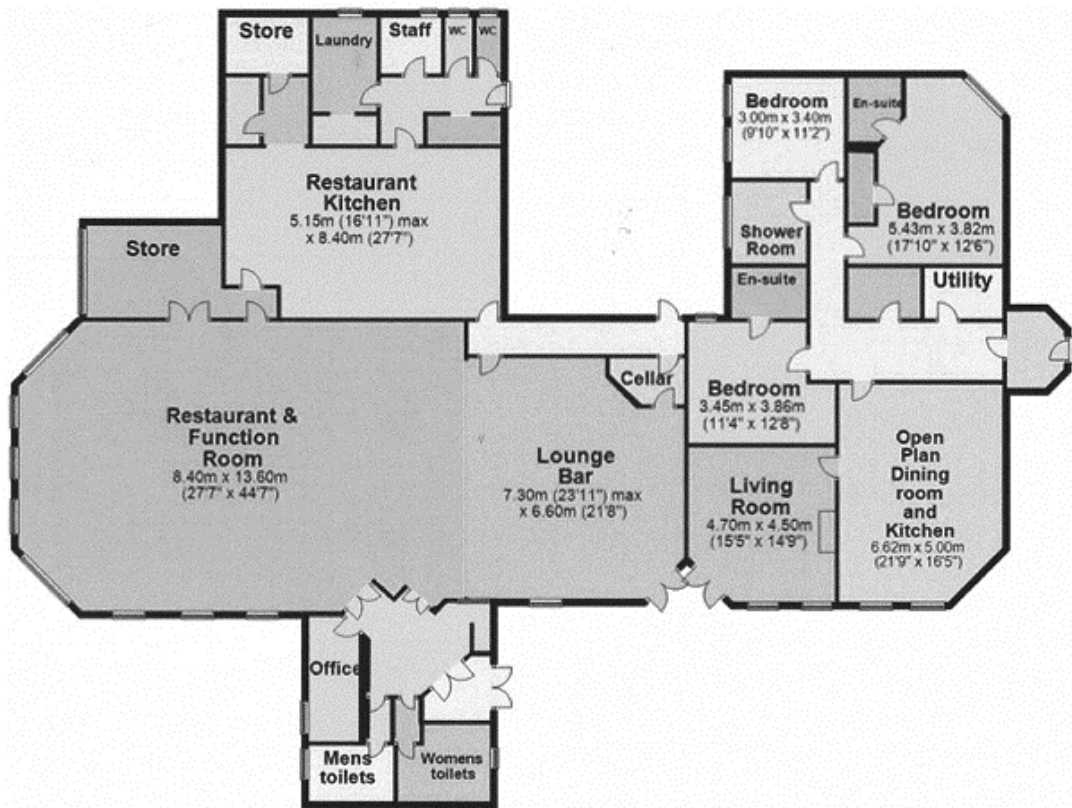


BEDROOM 2



BEDROOM 3





SERVICES – Mains water and electricity. Telephone. Private septic tank.

ENERGY PERFORMANCE RATING - G

RATEABLE VALUE - £11,000

ENTRY – By arrangement.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £325,000

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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Lows Solicitors – Estate Agents

5 Broad Street, Kirkwall, Orkney, KW15 1DH

T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

DJMF

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.