

## Coast, Whiting Bay, Isle of Arran KA27 8PX

### Commercial Property with Development Potential in a Shore Front Location

- Class 3 Commercial Unit
- Planning consent for detached home including parking
- Planning Permission 22/00715/PP
- Desirable shore front location
- Development potential
- Prime central village position



ARCHITECT'S IMPRESSION OF PROPOSED HOME FROM THE ROAD

## COAST DESCRIPTION

Coast restaurant benefits from a prominent trading position on Shore Road, within Whiting Bay on the extremely popular and picturesque Isle of Arran situated on the West Coast of Scotland. The restaurant sits on the shorefront at Whiting Bay Beach and enjoys fabulous views over the beach, Holy Isle and the Firth of Clyde.

Whiting Bay is located on the South East corner of the island and provides many amenities including a general store, newsagent, post office, pharmacy, hardware store, craft shop and hotel with public bar as well as a number of guest houses. The village also has an 18-hole golf course as well as a primary school, with secondary schooling nearby at the modern Lamlash High School.

The Isle of Arran itself, is approximately 60 miles round and is referred to as 'Scotland in miniature', as it is divided into highland and lowland areas. It is easily accessed by ferry, with regular crossings by Caledonian MacBrayne from Ardrossan, and is therefore extremely popular with both tourists and day trippers.

The subjects comprise a single storey brick-built property under various pitched corrugated metal roofs and benefit from an attractive conservatory to the rear which opens onto a separate terrace seating area. The premises have been designed and fitted to a high standard in a very contemporary style yet still provide a warm and homely environment. The front section of the restaurant is home to an attractive bar/servery with some bar seating as well as a comfy seating area with 2 sofas. This area also offers seating for circa 18 diners, with the conservatory seating area to the rear providing a further 22 covers offering uninterrupted views over the beach and the Firth of Clyde. In fine weather, the conservatory also opens onto a terrace with seating area which can accommodate another 20 customers.

The business has been closed since 2019, however prior to this was a well-established bistro with a strong reputation for both food and service and a good regular customer base which is supplemented by the high levels of tourists and day trippers who flock to the island particularly in the summer months and school holidays. This strong reputation is reflected in their 2019 Certificate of Excellence from TripAdvisor. Fixtures and Fittings can be included in the purchase if desired.

## DEVELOPEMENT

The current owners have acquired planning approval for a 3 / 4 bedroom detached home, details of which can be found online by searching via the postcode or the reference number of 22/00715/PP.

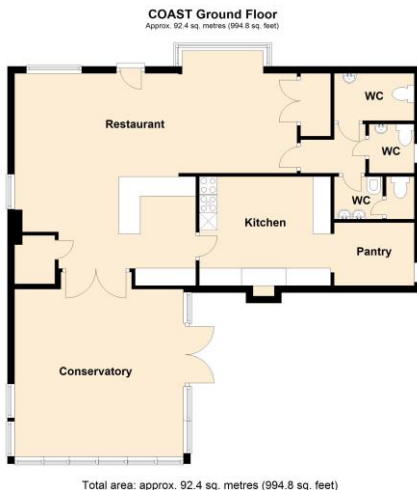
Alternatively the new owners may wish to explore any number of options for this desirable, adaptable and attractive site which further benefits from this fantastic shore front location and unrivalled views.

## DIRECTIONS

From Brodick ferry terminal turn left and proceed through Lamlash onto Whiting Bay. Coast is on the left-hand side just past the village car park on the right, next to the pharmacy.



ARCHITECT'S IMPRESSION OF PROPOSED  
HOME FROM THE SHORE



Total area: approx. 92.4 sq. metres (994.8 sq. feet)

**Arran**  
ESTATE AGENTS



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