



8 Garenin Gallery, Garenin, Isle of Lewis, Western Isles, HS2 9AL

- Freehold
- Prime tourist destination
- Retail shop with owners accommodation
- Lifestyle business
- Excellent lifestyle opportunity
- Outside decking & seating

Summary

An established and profitable Gallery and Gift Shop located at the Garenin Blackhouse Village on the Isle of Lewis is now available for purchase. This property benefits from significant tourist traffic, being a major attraction on the island, second only to the Callanish Standing Stones. The Blackhouse Village has been featured in films and TV shows such as "The Road Dance" and "Call the Midwife Christmas Special." The recent opening of a new deep water port in Stornoway is expected to further increase the number of cruise ship visitors to the island, enhancing the shop's footfall. The Isle of Lewis, the northernmost island in the Outer Hebrides, is renowned for its rich wildlife, history, and culture, offering numerous historical sites, beautiful beaches, and coastal cliffs.

Situation

The Gallery and Gift Shop is located in a picturesque setting on the Isle of Lewis. This property is ideally situated within the Garenin Blackhouse Village, a renowned tourist destination featured in many films and TV shows. The Blackhouse Village is one of the island's top attractions, second only to the Callanish Standing Stones, which are just a few miles away. The Gift Shop benefits from the significant foot traffic generated by visitors to the Blackhouse Village. Additionally, the recent opening of the new Stornoway deep water port in April has increased the number of cruise ships visiting the island, further boosting potential customer numbers. The Isle of Lewis, the northernmost island in the Outer Hebrides or Western Isles, is rich in wildlife, history, and culture. The island offers numerous historical sites, stunning beaches, coastal cliffs, and an abundance of lochs and rivers, making it a prime location for





The Business

The business is currently run by the owners' son who is a professional photographer. He sells his own work in the gallery along with many other artists and creators. He is not seeking an alternative career path and as such, the owners wish to retire rather than run the business themselves.

The business began trading at the end of Covid on the 1st May 2021. Audited accounts for the 2 years to March 2023 are available. Trading accounts supported by VAT returns are available for the 12 months to March 2024. The business has been achieving a Gross Margin of c£26,000. With limited overheads, this results in an adjusted Net Profit of in excess of £22,000 from 6 months per annum seasonal operation.

The business is open 10.30am to 5.00pm 6 days per week from the 1st April to the 30th September. At present the owners do no internet sales. The business sells a mix of art and gifts (mainly local/Scottish) – providing a whole range in terms of price, size and offering.



Property

Step into a unique opportunity with this charming property, originally a two-bedroom bungalow built in the 1950s as part of a government scheme to rehouse residents from the Blackhouse Village. The current owners have thoughtfully transformed this home into a versatile space, blending commercial and residential uses seamlessly.

Upon entering, you'll find a spacious, light-filled retail area created by merging the original kitchen and lounge. This open-plan space is perfect for a gallery, boutique, or any retail venture, offering ample natural light and a welcoming atmosphere.

The residential portion of the property is accessed through a separate door, ensuring privacy. It includes a hallway, bathroom, and two bedrooms. The main bedroom has been cleverly converted into a cozy lounge and kitchen area, providing a comfortable living space for the owners. Additionally, there is a large attic, mostly boarded and accessible via a pull-down ladder, which was originally used as a storeroom.

The property also features a separate external access to the residential accommodation, enhancing convenience and privacy. This unique blend of commercial and residential space offers endless possibilities for the discerning buyer looking to live and work in a vibrant community.

Don't miss this rare opportunity to own a piece of history with modern functionality. Schedule a viewing today to experience the charm and potential of this exceptional property.

External

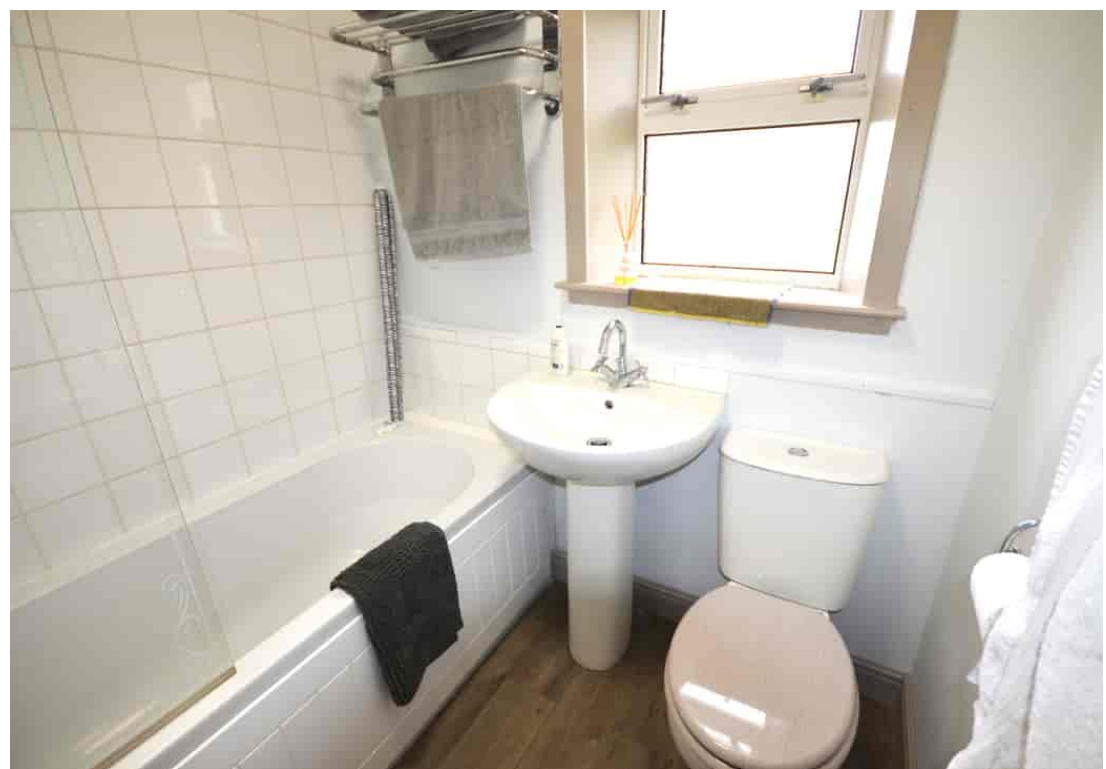
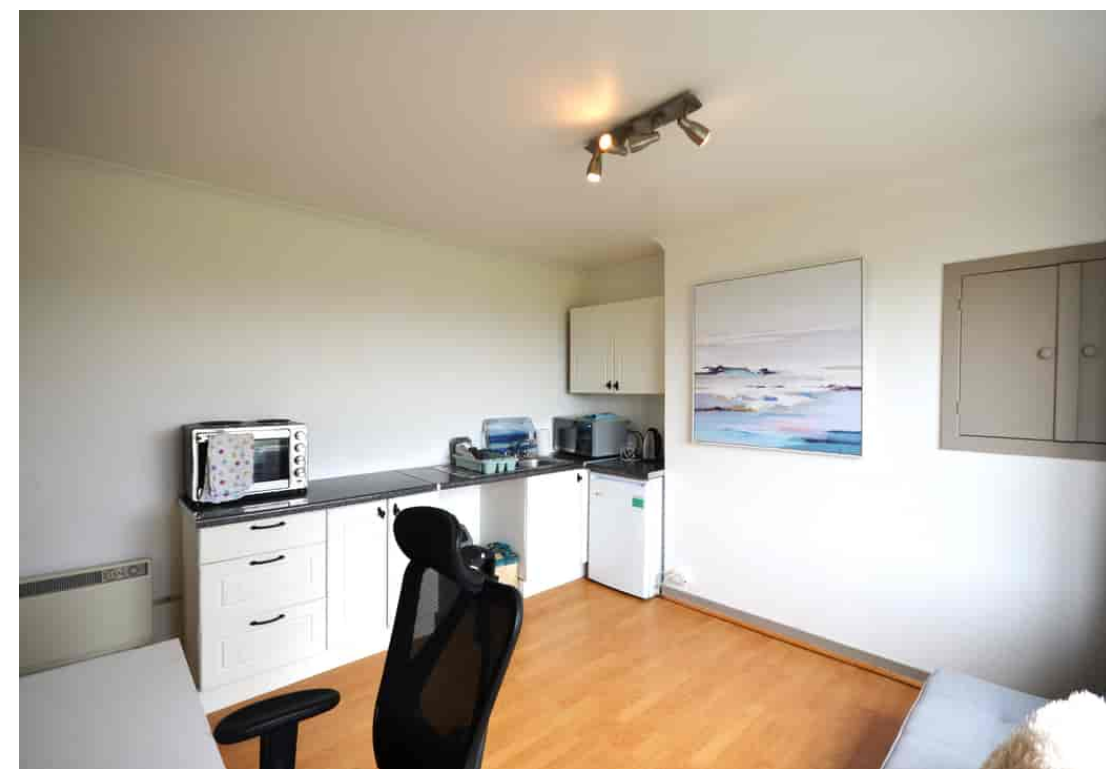
This exceptional property offers a wealth of opportunities for both residential and commercial ventures. Boasting substantial grassed areas to the back and side, the current owners are retaining ownership of the croft. However, they are open to considering the sale of the croft or the provision of additional land to accommodate any future development plans or business opportunities.

The land at the front and side of the property provides excellent visibility, presenting lucrative marketing and additional income opportunities. Furthermore, a charming Bothy situated at the front of the garden serves as an additional display and advertising area, enhancing the property's commercial appeal.

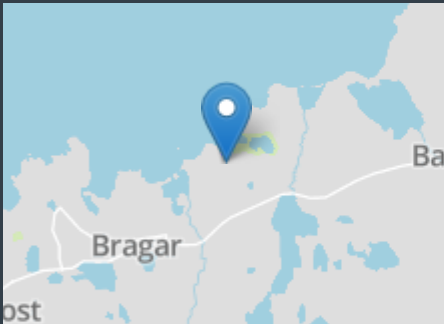
Convenience is paramount with this property, as it benefits from five dedicated parking spaces, built as part of the original planning application. This ample parking ensures easy access for customers and visitors alike.

Whether you envision a thriving business venture or a unique residential oasis, this property offers a blank canvas for your dreams. With its flexible land options, prime visibility, and convenient parking, the possibilities are truly endless. Seize this remarkable opportunity and let your imagination soar.









Rates

No business rates payable
Council Tax - Band A

Tenure

Scottish Equivalent of Freehold



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