



**WIND DOG CAFÉ
GUTCHER
YELL
SHETLAND
ZE2 9DE**

Well established and successful café for sale in a prime location at the Gutcher Ferry Terminal enjoying year round trade from both locals and visitors to the North Isles. This popular café sells homemade soup, snacks and homebakes as well as books, crafts and postcards. Broadband internet access is also provided.

VIEWING: Telephone 07900 430 429 to arrange an appointment.

PRICE: Offers over £52,000 are invited.

**NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ
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THE BUSINESS

It is understood that a café business has been running from this building for approximately 15 years. The present owners bought the business in 2002. The café sells a wide variety of snacks, homemade soup and homebakes. There is also an internet corner where broadband access is provided. Music, storytelling and craft events are hosted regularly throughout the year.

Summer Opening Hours: Monday to Thursday – 9am to 7pm
Friday – 8:30am to 7pm
Saturday and Sunday – 10am to 7pm

Winter Opening Hours: Monday to Thursday – 9am to 5pm
Friday – 8:30am to 5pm
Saturday and Sunday – 10am to 5pm



Timber clad building with a large **DINING ROOM** with 20 covers for meals, and can seat 48 persons for bus and coach parties. A serving counter with a till and display cabinet for cakes, etc. The **KITCHEN** area has a large stainless steel commercial 6 burner gas hob with gas oven, stainless steel double sink and drainer, 2 stainless steel preparation tables, stainless steel fridge/freezer and 2 microwaves. The **STORE** area adjoins the kitchen, with shelving, new upright freezer and small freezer, hot water tank and sink. There are also two **TOILETS** with w.c., sink and vinyl flooring, both provide disabled facilities.

Heating is by way of three electric heaters. Window blinds are included.

EXTERIOR – Parking for up to 6 vehicles and a ramped disabled access.



GENERAL

Yell is the largest of the North Isles, having a population of just under 1000. The ro-ro ferry crosses from the Shetland Mainland to Ulsta on a regular basis throughout the day, taking 20 minutes. The café is approximately 17 miles from Ulsta and adjacent to the Gutcher Ferry Terminal. The ro-ro ferries to Unst and Fetlar leave from Gutcher.

Yell has much to offer to wildlife enthusiasts, hill walkers and those who simply want peace and quiet. It is noted for its scenery and geology and provides a wide range of interests for visitors and residents alike.

There is a good variety of local amenities in the nearby village of Cullivoe, including a shop, post office, public hall and Primary School. Mid Yell has a leisure centre with swimming pool, Junior High School, general merchants, public house and health centre.



STAFF

There are currently two full-time members of staff with seasonal workers employed during the summer months.

EQUIPMENT

All equipment, fixtures and fittings will be included in the sale. A full Inventory is attached.

STOCK

Stock to be taken over at valuation on day of sale.

FIRE CERTIFICATE

The premises meet the current fire regulations.

LICENCE

Licence is current until September 2009, will thereafter require to be renewed under the Licensing (Scotland) Act 2005. Purchaser's will require to make their own enquiries about transfer and renewal.

ACCOUNTS

The café accounts will be made available to interested parties' solicitors on a strictly confidential basis.

RATEABLE VALUE

The rateable value is currently £775 annually.

ENTRY

Entry is by arrangement with the current owners.

VIEWING

By appointment only, telephone 07900 430 429.

TRAVEL DIRECTIONS

Follow the road north from Ulsta Ferry Terminal to Gutcher Ferry Terminal. The café is at the end of the road, on the right hand side, just before the parking lanes for the ferry.



CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

OFFERS TO

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: mail@neilrisk.com

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Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.

WIND DOG CAFÉ **INVENTORY**

1 x Upright Freezer (new) Bosch	1 x Free Standing Heater
1 x Upright Freezer	1 x Fan Heater
1 x Fridge Freezer	5 x Small Round Tables (seat 2)
1 x Chest Freezer	1 x Medium sized Round Table (seats 4 or 5)
1 x Fridge	2 x Small Square Tables (seat 3)
1 x Stainless Steel Fridge Cabinet	1 x Square extending Table (seats 4 to 6)
1 x Soft Drinks Display Fridge	2 x Large Oblong Tables (seat 6 to 8)
1 x Ice Cream Freezer	1 x Broadband Hub
1 x Panini Grill	1 x High Chair
1 x 2 Slice Toaster	3 x Steel Lockers
1 x 4 Slice Toaster	Set of 6 Cupboards
1 x 6 ring Montague Grizzly Commercial Cooker (Calor Gas)	1 x Baby Changing Table
2 x Stainless Steel Work Bench with under shelves	1 x Electrolux Vac Cleaner
2 x Microwave Ovens	Various Cooking Pots and Tins
1 x New Dishwasher	Various Cooking Utensils
1 x Double Coffee/Tea Makers	Quantity of Cutlery
1 x Single 12 Cup Coffee Machine (filter)	Large Quantity of Cups, Saucers and Plates
1 x 8ltr Water Boiler	Quantity of Mugs
1 x Double Stainless Sink	Quantity of Various Sizes of Glasses and Tumblers
1 x Sharps Electronic Till	Quantity of Pie Dishes, etc
1 x Counter with Under Shelves	3 Rubbish Bins
1 x Cake Display Cabinet	All Fitted Lights
1 x Set of Steel Shelves	Assorted Blinds and Soft Furnishings
2 x 5 Drawer Chests	
3 x Paper Towel Dispensers	
1 x Insectecutor	
1 x Bookcase	
2 x Stainless Steel Shelves	
1 x Sweet Display Counter	
1 x Apple Mac Computer with Printer	
1 x Computer Desk	
24 x Padded Grey Chairs	
29 x Plastic Blue Chairs	
1 x Wallheater	
1 x Storage Heater	