



FALCONER

PROPERTY CONSULTANTS

BUSTERS DINER
1 MOUNTHOOLIE PLACE,
KIRKWALL
KW15 1JZ

TO LET/FOR SALE

- OFFERS OVER £250,000
- LEASE FROM £18,000 PER ANNUM
- 683 FT²
- PRIME TOURIST LOCATION
- APPROXIMATELY 36 COVERS
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



LOCATION

Kirkwall is the largest town and administrative centre of the Orkney Islands, located off the north coast of mainland Scotland. Situated on the northern coast of the Orkney Mainland, Kirkwall overlooks the sheltered waters of the Bay of Kirkwall and is a key hub for transport, culture, and commerce across the northern islands.

The town is built around a natural harbour, making it an important port for ferries and fishing vessels. Kirkwall is well connected to the other northern islands via inter-island ferries and has air links to mainland Scotland through Kirkwall Airport.

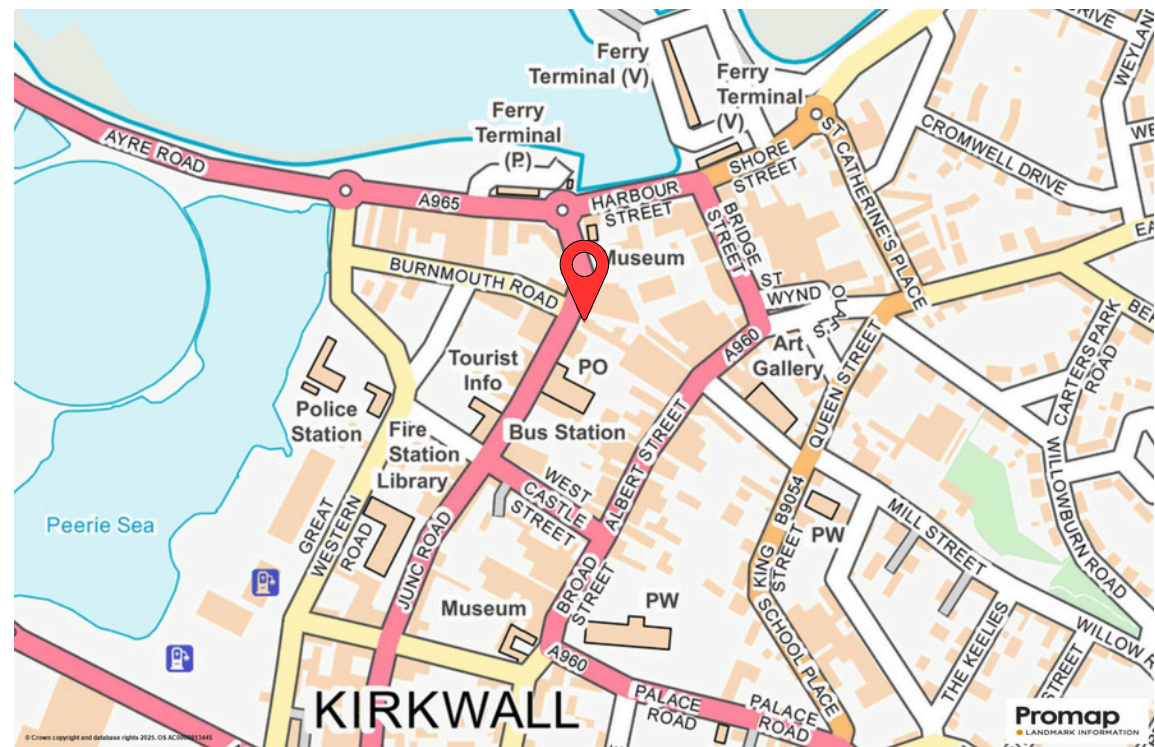
Steeped in Norse and Scottish history, Kirkwall features notable landmarks such as the magnificent St Magnus Cathedral, built in the 12th century by the Norse Earl Rognvald, and the ruins of the Bishop's and Earl's Palaces, which add to the town's historic charm.

With its mix of traditional stone buildings, independent shops, museums, and lively harbour, Kirkwall is both a vibrant local centre and a gateway for exploring the rest of Orkney's rich archaeological and natural heritage. A third of Orkney's population are located in Kirkwall.

The subjects are located on the southern side of Mounthoolie Place at it's junction with Junction Road within the settlement of Kirkwall.

EPC

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DESCRIPTION

The subjects comprise a ground floor restaurant contained within a two storey building of stone construction surmounted by a pitched and slated roof.

The restaurant provides seating area incorporating a mixture of traditional table and chairs and more relaxed seating providing 32 covers. The kitchen area is fully equipped with stainless steel appliances, basins, extraction system and refrigeration.

The property benefits from an alcohol licence.

BUSINESS

Situated in the heart of Kirkwall, just a minute's walk from the waterfront, Busters occupies a prime spot close to shops, hotels, and the scenic harbourfront. The décor channels classic American diner charm—cozy yet lively, with retro touches, warm lighting, and comfy booths that make it perfect for families and groups.

Busters offers a mix of hearty American-style comfort food with British influences, using local ingredients whenever possible. This profitable business has been under the current ownership for 15 years and is very popular within the local community for both sit in and takeaway.

There is a potential to expand opening hours to include lunchtime service.

A premium is sought of £60,000.



PROPOSAL

Offers over £250,000 are invited for the freehold interest.

Lease from £18,000 per annum for a new FRI Lease.

RATING

Rateable Value £6,100.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

63.5m²/683ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Orkney Islands Council Planning Department.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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