

# Lyon's Den Renovation



**Sandwood Commercial Services provided some of the commercial finance to property Partners for funding the transformation of the building enabling completion of the renovation works in 2 phases - including all the upgrades, fit out, re-decoration and energy efficiency improvements.**



## A BUSINESS HUB WITH HISTORY

Located at 28 Low Street, Banff and first built in 1900 as Peter Lyon's Ironmongery store, it remained as such until the 1980's when it became the offices for Moneywise until the mid-2010s. The building lay vacant until Property Partners purchased it in December 2019.

The building is a C listed building within the Banff conservation area, and so the renovation that Property Partners took on was focused on the heritage and history of the building, alongside showcasing how you can take a tired granite building back to life in an energy-efficient way.

As well as being the new headquarters for Property Partners, the goal was to create a local business hub for both established and new businesses alike where all could be based and thrive together. As for the name, it soon became clear that to many locals the building was still known as Peter Lyon's. It felt right therefore that the new business hub, where Banff does business, be known as Lyon's Den.

There are many further nods to the building's past, from retaining a section of the original timber linings, exposing the original steel columns and beams, to the many treasures found during the refurbishment.



**BEFORE**



**AFTER**

# BEFORE

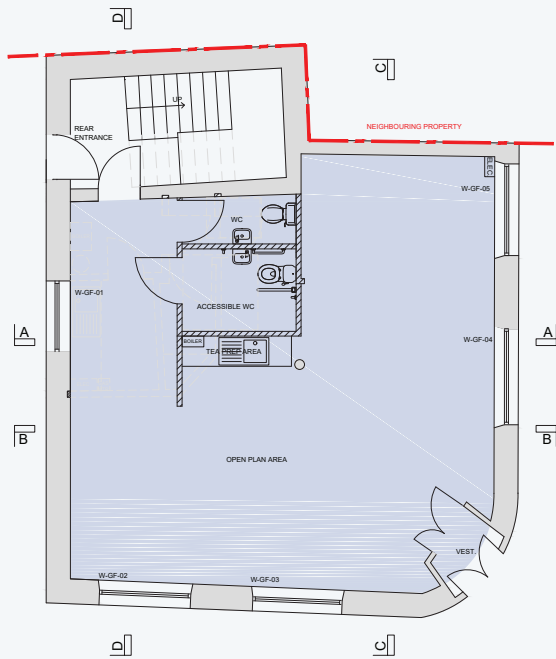


## OFFICE SPACE

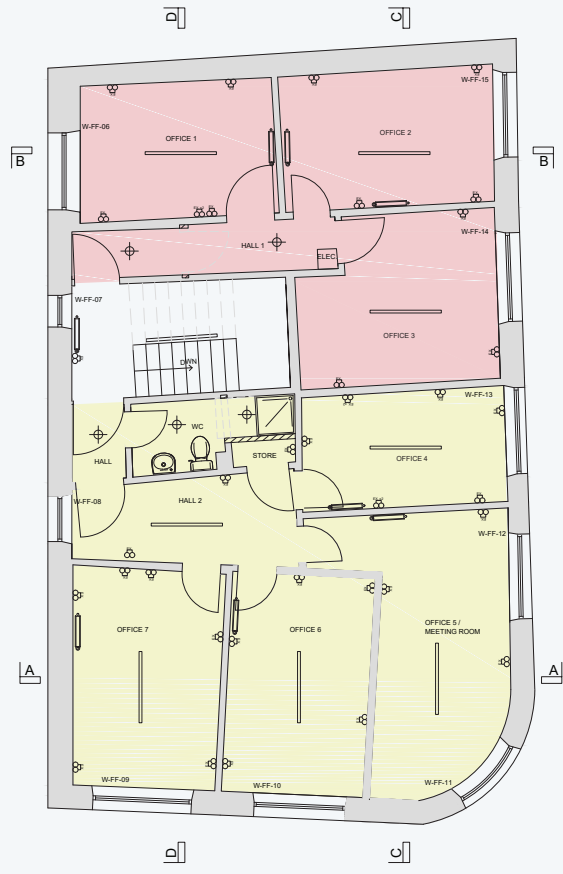
- 24/7 secure access to your private space.
- Secure Wi-Fi access.
- Utilities – electricity and heating.
- Office Furniture
- Tea/Coffee and Kitchen facilities.
- Free refreshments.
- Access to the ground floor business lounge.
- Cleaning of communal areas.
- Showering facilities (planned)
- Discounted rates on our future meeting space.

- PHASE 1
- PHASE 2
- PHASE 3

# AFTER



Proposed Ground Floor



Proposed First Floor

<b>PROPERTY PARTNERS</b>		REV.	DATE	BY	DESCRIPTION	SCALE:
PROJECT:		20 New Street, Staff				
DRAWING TITLE:		Renovation Phases				
DRAWING NO.:		19-004-PL-005				



## BUSINESS LOUNGE

The business lounge at Lyon's Den will be located on the ground floor, where the kitchen facilities are located. This is a space where you can interact with fellow businesses in the building, hold informal meetings or simply catch up on some emails with a coffee in a more sociable environment. There will also be flexible membership offerings for the Business Lounge for those who just require occasional access to a professional meeting environment or want to host evening or weekend business events.



## OUR CONTACT DETAILS



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