

FOR SALE

FIXED PRICE £130,000



**Blackhouse Bakery,
Plasterfield,
Stornoway, Isle of
Lewis, HS1 2UR**

We are delighted to welcome to the market a rare opportunity to purchase this substantial retail premises, bustling with potential for further development.

Contact Us -
property@derekmackenzie.com
01851 702211





We are delighted to welcome to the market a rare opportunity to purchase this substantial retail premises, bustling with potential for further development. Previously known as Plasterfield Stores and most recently the thriving Blackhouse Bakery, with the busy residential suburb surrounding the premises, and the main town of Stornoway only a few minutes drive away, this would be an excellent opportunity for potential buyers to follow suit with a charming, local business.

The property comprises front retail area, preparation area, stores, staff offices, WC, dispatch area and bakery and benefits from 3-Phase Electricity throughout. Externally surrounding the property there is off-street private parking and ample storage via three shipping containers.

Shipping containers and equipment throughout the premises is available by separate negotiation. Viewing is by appointment only and highly recommended to appreciate the full potential of the property.

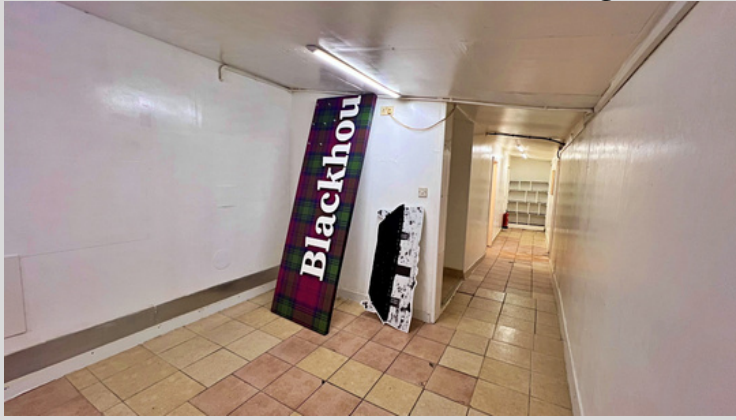
Shop - 4.99m x 9.07m



Vestibule - 2.30m x 2.12m



Hallway - 3.06m x 14.41m



Store 1 - 3.12m x 2.24m



W/C - 1.98m x 1.84m

Store 2 - 2.38m x 1.88m



Preparation Area - 2.63m x 6.49



Bakery - 5.77m x 9.00m



Office 1 - 3.17m x 3.08m



Office 2 - 3.12m x 2.91m



Dispatch Area - 5.05m x 9.06m



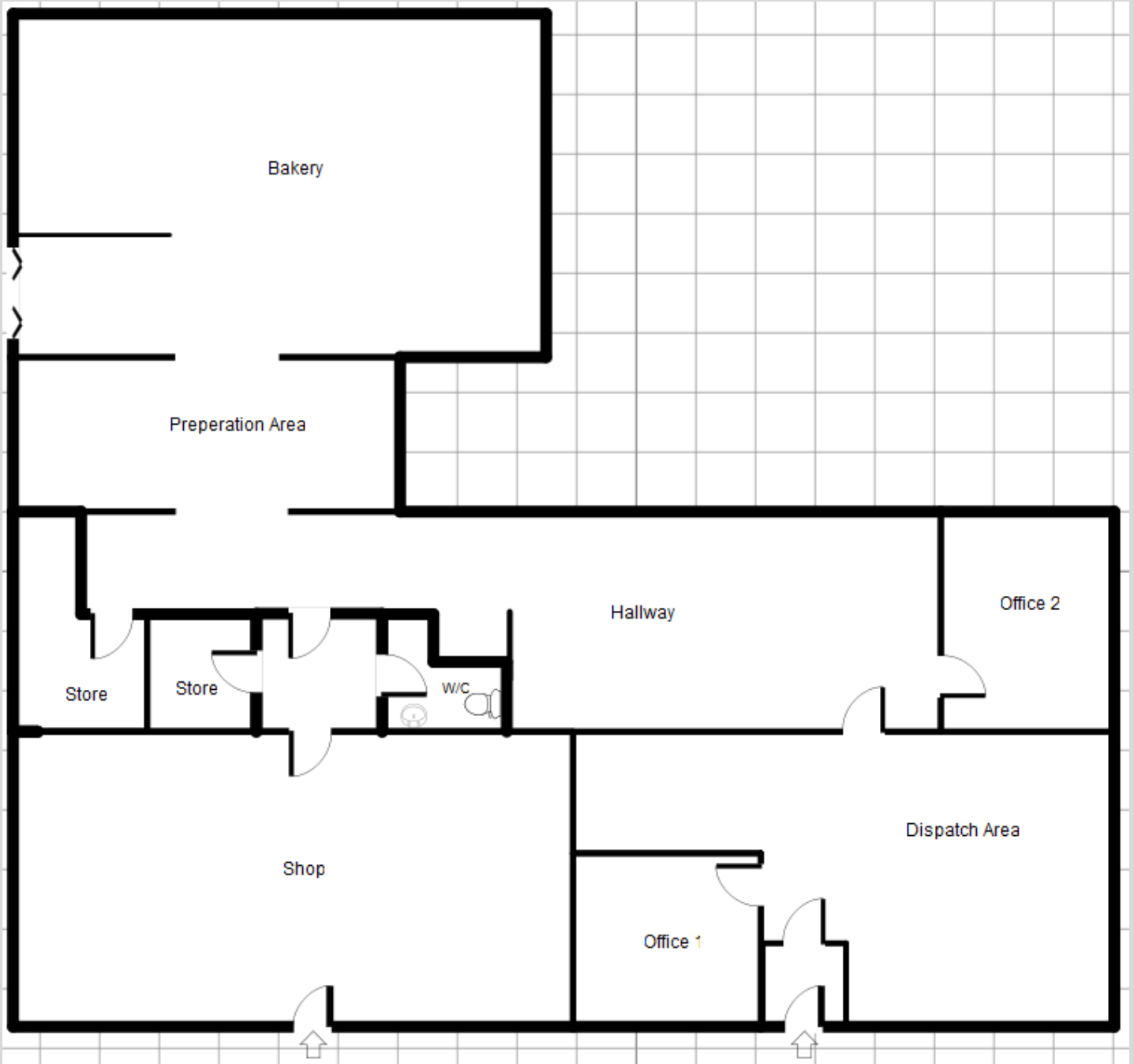
Additional Information

Viewing is strictly by appointment only

EPC Rating: Band G

Internal Area: 215m²

Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792.

Registered Office as above.