

COMMERCIAL PREMISES FOR RENT

16 South Beach, Stornoway, Isle of Lewis, HS1 2BE

Due to intended property purchase and relocation to new local premises, an excellent opportunity has arisen to lease this substantial three-storey property in the heart of Stornoway.

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The property enjoys beautiful panoramic harbour views and is currently being utilised as a shop over 3 floors. The property comprises of 2 retail/office spaces, under-stair store and kitchen on the ground floor, 2 retail/office spaces, W.C. and cloak room on the first floor, and a further 2 retail/office spaces, store room and W.C. on the second floor.

16 South Beach is located in a good position overlooking the harbour in central Stornoway, beside Carn Gardens and the Town Hall. It would lend itself to a variety of uses for example, retail or office accommodation.

The premises is close to all town centre amenities including shops, banks, cafes/restaurants and the ferry terminal. It is conveniently located across the road from the large South Beach Car Park and just along from Sandwick Bay Candles. There is ample room in the gravelled area at the front of the property for signage to be placed that would be visible to all passers-by.

Note: The property currently has an internal connection with the property directly behind it. Building Warrant approval has been gained to close the internal connection and it is intended that this work will be carried out before June 2024.

Current lease ends June 2024 - Entry by agreement.
Viewing is strictly by appointment only.

Rent: £1075pcm
Deposit: Negotiable

Internal Area: 186.78m²

EPC Band: F

Services

The property is serviced for mains water, drainage, and electricity.

Rateable Value

Rateable Value: £11,800

Planning Consent

The property has previous planning consent for use as offices and presently retail. Prospective tenants will require to satisfy themselves that all necessary consents have been obtained for their intended use.

Lease Terms

Leases will be on full repairing and insuring terms with all other terms subject to agreement.

Beautiful Harbour Views



Ground Floor



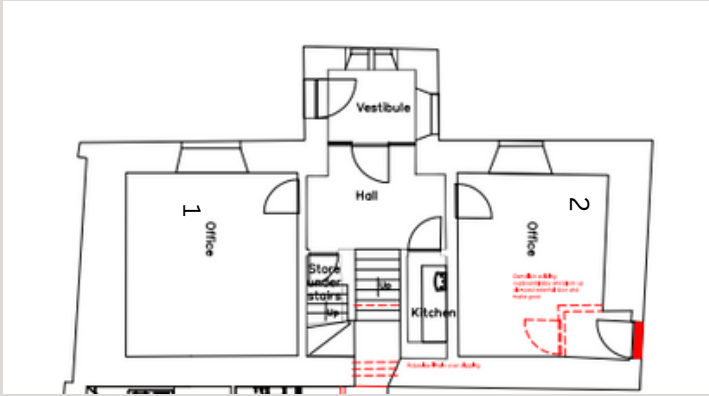
First Floor



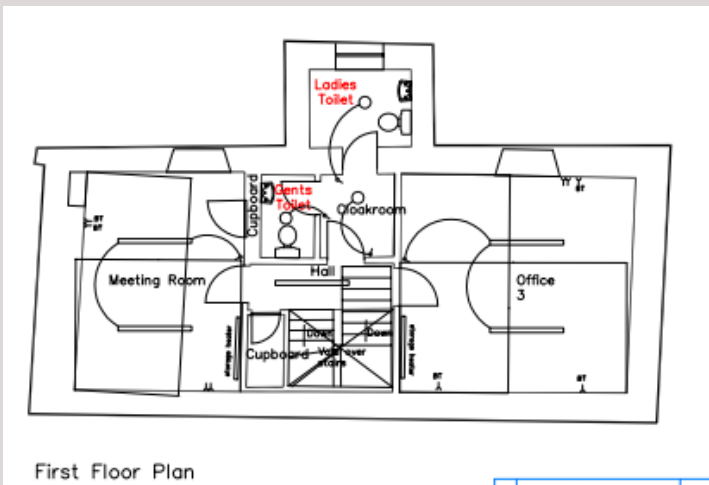
Second Floor



Floor Plan & Measurements

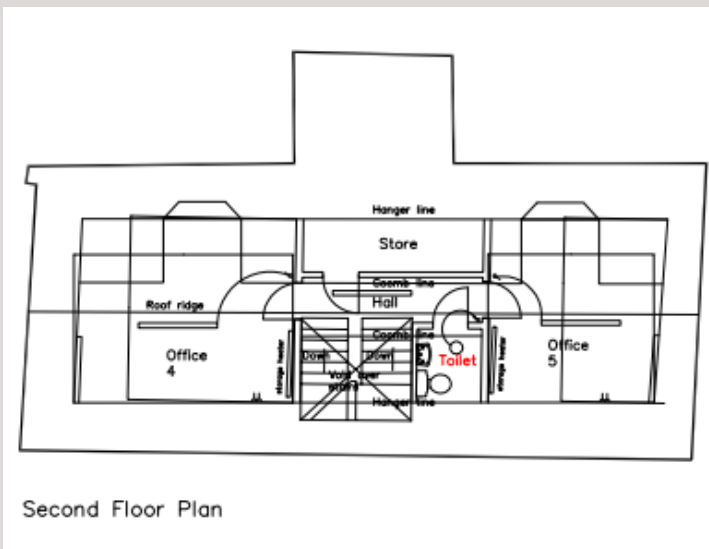


*Kitchen - 0.96m x 2.25m
Vestibule - 1.79m x 2.42m
Hallway - 3.49m x 2.75m
Office1/shop - 4.51m x 4.21m
Office2/shop - 3.81m x 4.50m*



*Office 3/shop - 5.64m x 4.53m
Meeting Room/shop - 4.16m x 5.10m
Hallway - 2.89m x 2.15m
Cloak room - 1.87m x 1.64m*

First Floor Plan



*Office4/retail space - 5.10m x 4.27m
Landing - 3.79m x 4.21m
W/C - 1.52m x 1.32m
Office 5/retail store - 4.24m x 4.09m*

Second 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

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