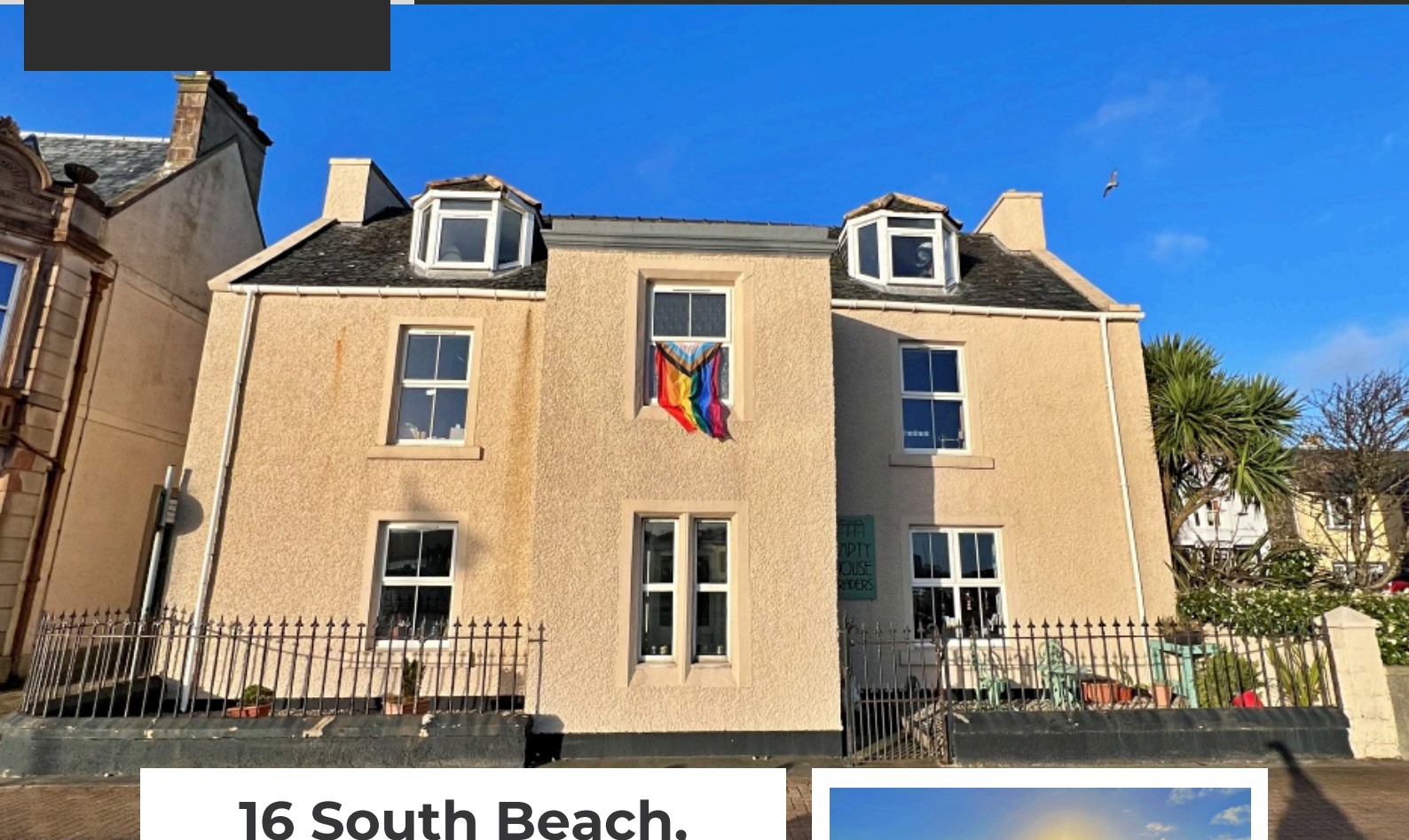
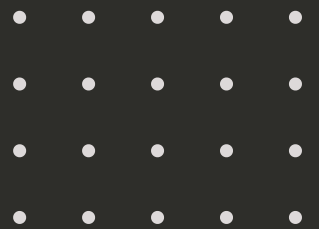




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

20-21 North Beach Street, Stornoway  
Isle of Lewis, HS1 2XQ

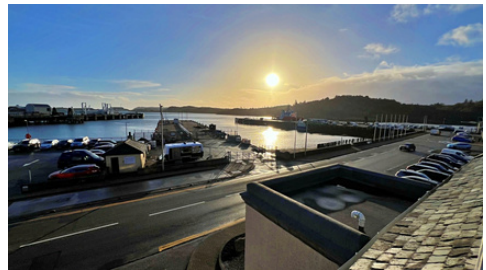


### **16 South Beach, Stornoway, Isle of Lewis, HS1 2BE**

Commercial  
Premises  
Available for  
Lease

#### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





An opportunity has arisen to lease this substantial 3-storey property in Stornoway town centre which enjoys beautiful harbour views from all its main rooms.

The ground floor of the property comprises of an entrance vestibule and hallway, 2 main rooms, an under-stair store and kitchenette. The 1st floor comprises of 2 main rooms, a hallway, W.C. and cloakroom. There are 2 main rooms a store and W.C. on the 2nd floor.

16 South Beach would be suitable for office or retail purposes and is well located in central Stornoway over looking the harbour and beside Carn Gardens and the Town Hall. It is conveniently placed for the large South Beach Car Park which is across the road and additionally accessible car parking spaces for Blue Badge holders are situated just outside the property.

The property will be painted white internally throughout and benefits from being fully double-glazed. Additionally it will benefit from a soon to be installed modern wi-fi controlled heating system.

There is ample room in the gravelled area at the front of the property for prominent signage to be placed which would be visible to all passers-by.

Full Fibre Internet is available.

Entry date: By agreement

Viewing: By appointment only

Rent: £1075pcm

Deposit: Negotiable



Internal Area: 186.78m<sup>2</sup>

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



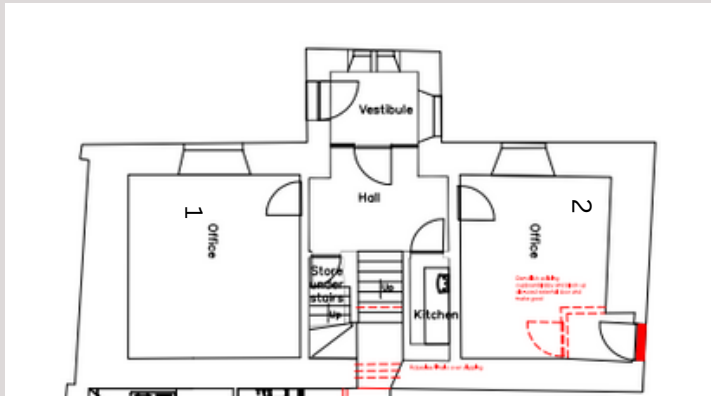
## First Floor



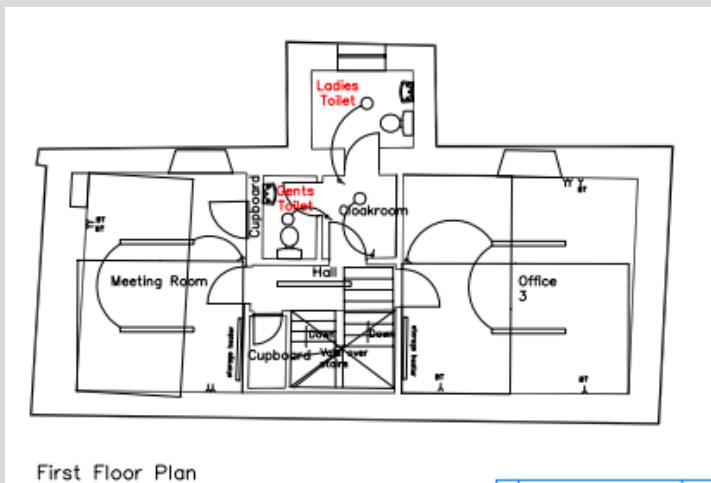
## Second Floor



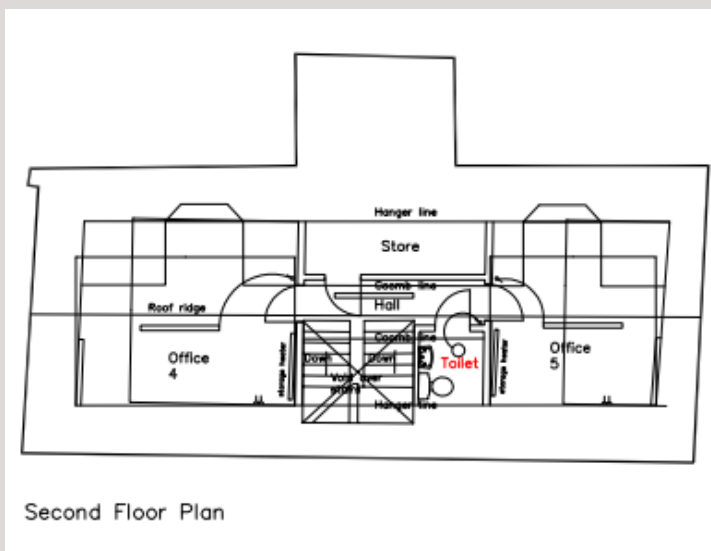
# Floor Plan & Measurements



*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*



*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*

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

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