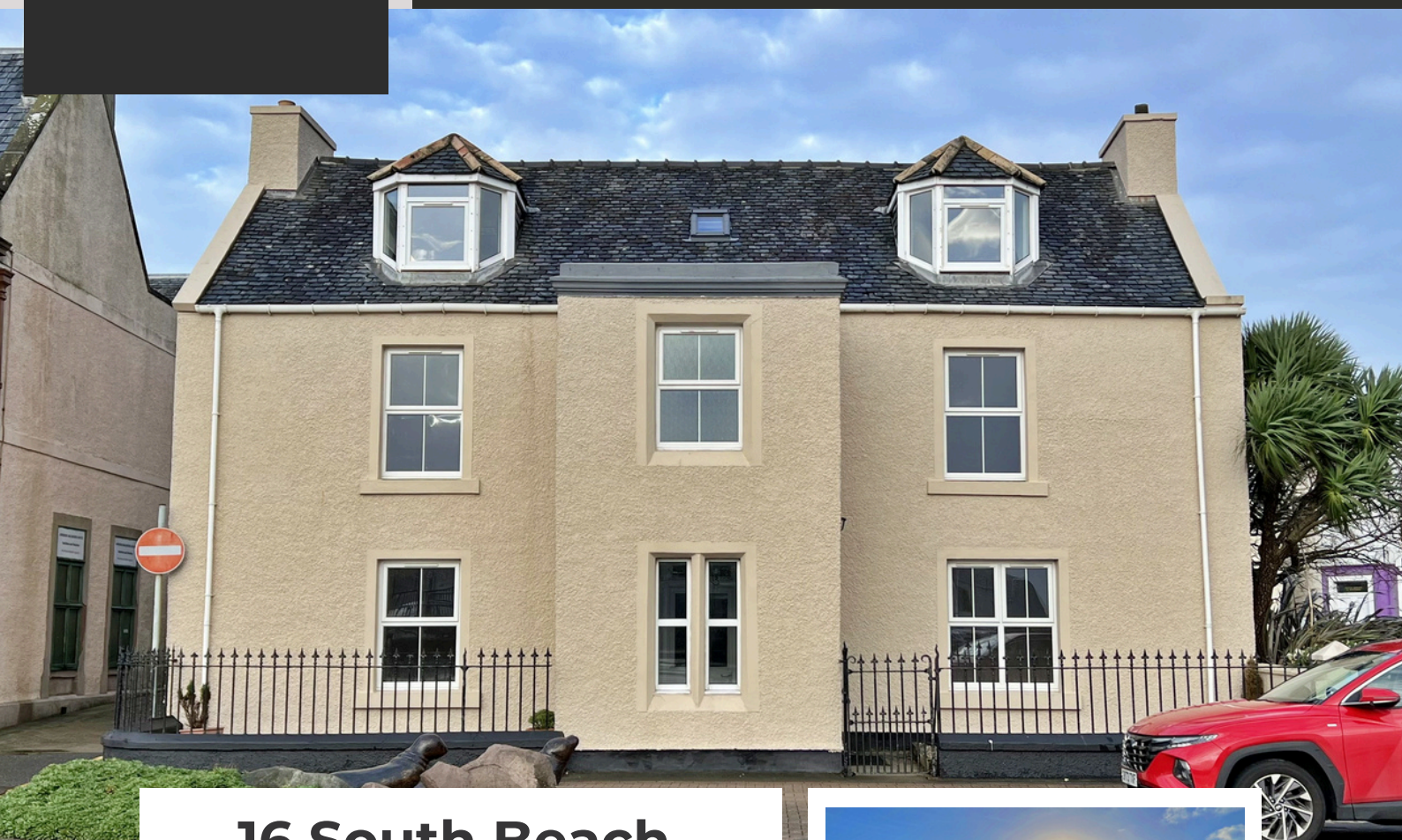
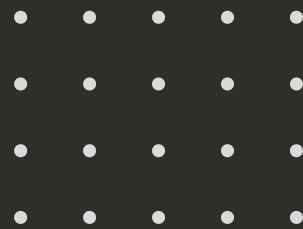




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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

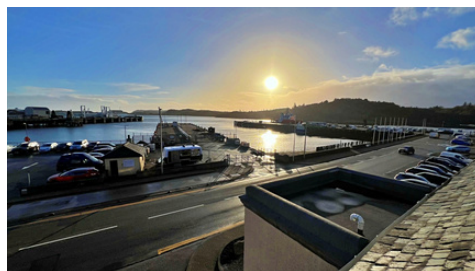


16 South Beach, Stornoway, Isle of Lewis, HS1 2BE

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 is painted white internally throughout and benefits from being fully double-glazed. Additionally it benefits from a newly 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: 186.78m²

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



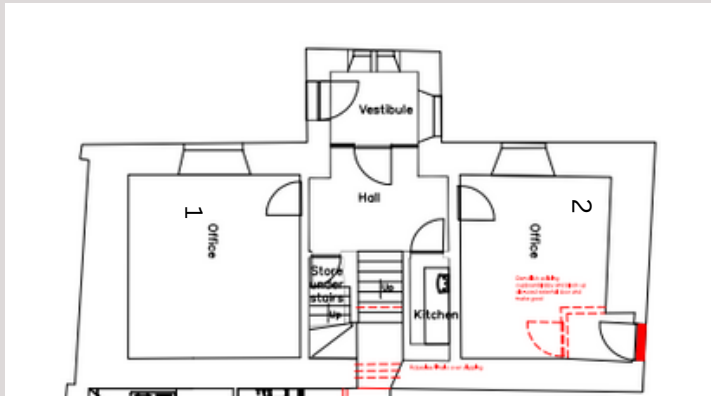
First Floor



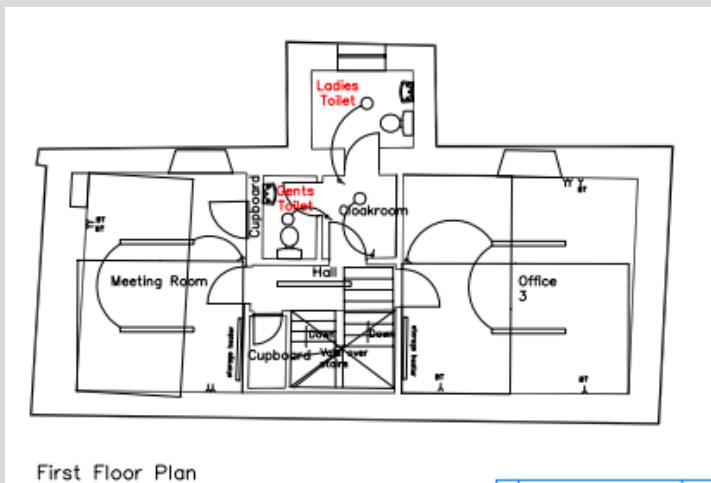
Second Floor



Floor Plan & Measurements

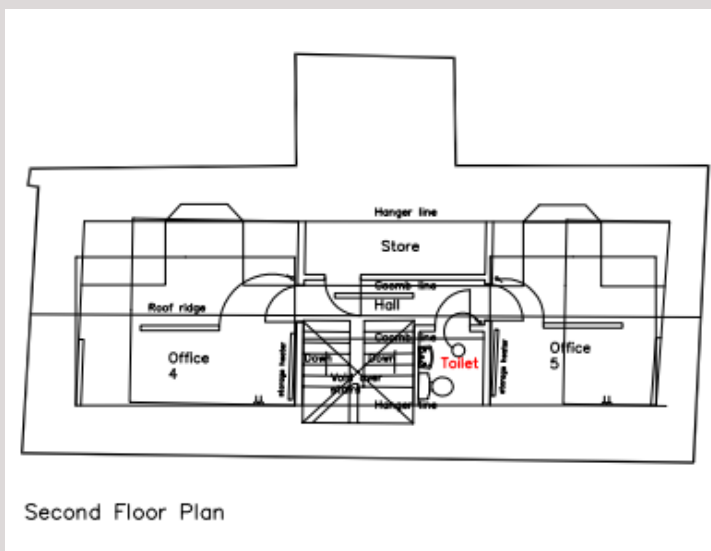


*Kitchen - 0.96m x 2.25m
Vestibule - 1.79m x 2.42m
Hallway - 3.49m x 2.75m
Office1/shop - 4.51m x 4.21m
Office2/shop - 3.81m x 4.50m*



First Floor Plan

*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*



Second 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*

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.