



- > MIXED USE BUILDING | 2 GROUND FLOOR RETAIL UNITS | FIRST FLOOR OFFICES | REAR STORES & GARAGE
- > RETAIL UNIT 1: 1,094 FT<sup>2</sup> | RETAIL UNIT 2: 768 FT<sup>2</sup> | FIRST FLOOR: 1,459 FT<sup>2</sup> | ATTIC FLOOR: 543 FT<sup>2</sup>
- > PROMINENT TRADING LOCATION WITH SCENIC HARBOUR VIEWS | SUITABLE FOR A RANGE OF USES | REDEVELOPMENT POTENTIAL, STP | FOR SALE WITH VACANT POSSESSION | **OFFERS OVER £260,000**

**FOR SALE**

**MIXED USE BUILDING**  
**71-77 CROMWELL STREET, STORNOWAY, HS1 2DG**

**CONTACT:**

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## LOCATION

Stornoway is an important port and the principal administrative town of the Isle of Lewis and Harris in the Outer Hebrides of Scotland, also known as the Western Isles. The Outer Hebrides is an archipelago of over 70 named islands lying off the north-west coast of Scotland.

Stornoway is home to Comhairle nan Eilean Siar (the Western Isles Council) and a variety of educational, sporting and media establishments.

The Caledonian MacBrayne operated ferry MV Loch Seaforth has been sailing since 2015, from Stornoway harbour to Ullapool on the Scottish mainland, taking 2 hours 30 minutes. There are an average of two return crossings a day: more in summer than in winter.

Stornoway is the hub of bus routes in Lewis with buses running to Point, Ness, Back and Tolsta, Uig, the West Side, Lochs and Tarbert, Harris. The bus timetable is operated by Comhairle nan Eilean Siar and several private operators.

Stornoway Airport is located next to the village of Melbost, 2 miles east of the town with flights to Benbecula, Edinburgh, Inverness and Glasgow, all operated by Loganair. The airport is also the base of an HM Coastguard Search & Rescue Sikorsky S-92 helicopter and was previously home to RAF Stornoway.

The subject property is prominently located on Cromwell Street which forms part of the A857 main road running through the town centre from the north leading to Stornoway Harbour and Port further south. The area enjoys pleasant outlooks and views across the Harbour and the port which is the largest in the Outer Hebrides and is central to the economy of the island facilitating the lifeline ferry service and supporting almost all economic activities from fishing to construction, retail and the increasingly important leisure industry. There is an 80-berth Marina which is a favourite destination for many visitors and those sailing to the Outer Hebrides and exploring the islands by boat. Cruise ships regularly visit the town and anchor in the sheltered bay, with passengers coming ashore on tenders.

The vicinity provides a good mix of both national and local operators including Lighting Electrical Ltd, Hebridean Jewellery, The Good Food Boutique, The Co-operative, Sardar & Sons and Island Spirit Whisky Shop.

Harland and Wolff Fabrication and Assembly yard at nearby Arnish has recently won a major contract and is recognized as a centre of excellence to deliver critical subsea infrastructure. The site forms an important part of the island's economy and employment.







RETAIL UNIT 1



ATTIC FLOOR

**DESCRIPTION**

The subjects comprise a 2-storey and attic terraced building of traditional stone construction under a synthetic slate covered roof. At ground floor level the property is staged as 2 ground floor retail units each with storage and staff facilities to the rear.

The first floor currently provides cellular office accommodation with toilet facilities. The first floor which enjoys views across to the Castle grounds was formerly in residential use and could potentially convert back subject to securing the appropriate planning consent. There is also an attic floor currently suitable for storage. From Cromwell Street there is a gated close providing separate access to the upper floor of the building and also out to the rear of the property.

The accommodation is fitted with fluorescent lighting through-out and heating is provided by wall mounted radiators.

To the rear of the main building there are extensive garden grounds, a range of storage buildings plus a double garage with a workshop and inspection pit plus a lean-to car port, accessed from Kenneth Street.

**FLOOR AREAS**

The subjects extend to the undernoted approximate floor areas:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
GF – Retail Unit 1	101.63	1,094
GF – Retail Unit 2	71.31	768
First Floor Offices	135.57	1,459
Attic Floor	50.42	543
Store Buildings 1&2	31.00	334
Store (Timber)	47.75	514
Garage	24.36	262
<b>TOTAL</b>	<b>462.04</b>	<b>4,974</b>

**RATEABLE VALUE**

The property is entered in the Current Valuation Roll as follows:-

ADDRESS	DESCRIPTION	NAV/RV
GF - 75 Cromwell Street	Shop	£7,750
GF - 77 Cromwell Street	Shop	£10,000
FF – Offices	Office	£9,000
GF - Stores	Stores	£1,450



**FIRST FLOOR OFFICES**



GARAGE, REAR GARDEN



REAR GARDEN



**EPC**

Details are available on request..

**PLANNING**

The property benefits from Class 1A (Shops, Financial, Professional and Other Services) and Class 4 (Business) planning use consents in accordance with the Town & Country Planning (Use Classes) (Scotland) Order 1997. The property may present a redevelopment opportunity, subject to securing the appropriate planning consent. Please contact the agents to discuss any proposals

**PROPOSAL**

Our Client's Heritable Interest in the whole property is available "For Sale" with vacant possession. **Offers Over: £260,000 exclusive of VAT are sought.**

**LEGAL COSTS**

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.

**ANTI-MONEY LAUNDERING REGS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



FIRST FLOOR OFFICES

**For further information or viewing arrangements please contact the agents:**

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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