



OFFICE

- > 2ND FLOOR OFFICE SUITE
- > FLOOR AREA: 228.82 M² (2,463 FT²)
- > ATTRACTIVE MIXED-USE BUILDING
- > PLEASANT VIEWS OVER HARBOUR
- > RENT: £12,000 PER ANNUM
- > MAY QUALIFY FOR RATES RELIEF
- > IMMEDIATE ENTRY

TO LET

**OFFICE 10B, 2ND FLOOR
HARBOUR VIEW, CROMWELL STREET QUAY, STORNOWAY, HS1 2DF**

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LOCATION

Stornoway is the principal town on the Isle of Lewis 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.

The subjects are located in the centre of town adjacent to Stornoway Harbour on the west side of Cromwell Street (A857) with a pleasant outlook and views across the Harbour and beyond. The property benefits from car parking directly adjacent to the building.

Occupiers within the building include NFU Mutual, NHS Western Isles, Mast-Ard Studio Ltd, Anderson Associates, Wallace Stone LLP and the Blue Lobster Café occupies part of the ground floor of the building.

DESCRIPTION

The subjects comprise a 2nd floor office suite within a substantial 3-storey mixed-use commercial building of conventional construction with a Mansard roof including slate flashings and a metal deck. The building, constructed circa 1985, provides 7 self-contained units comprising offices over the first and second floors plus a café and a retail/office on the ground floor.

Internally the 2nd floor office suite is well presented and provides a mix of cellular and open plan space plus staff welfare facilities. The specification includes solid concrete floors throughout with painted plasterboard walls, suspended ceiling grids incorporating acoustic tiles and artificial lighting. Heating is provided by electric storage heaters throughout.

The suite benefits from numerous Velux double glazed windows providing a high degree of natural day light into the space and views across the Harbour. Access to the suite is via an internal staircase.





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FLOOR AREA

The suite extends to a total floor area of 228.82 m² (2,463 ft²).

PLANNING

The property has planning consent for Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RATEABLE VALUE

The suite is entered in the current Valuation Roll with a NAV/RV of: £15,250. The tenant will be responsible for rates from any date of entry. The suite may qualify for rates relief in terms of the Small Business Bonus Scheme.

EPC RATING

The office has a current EPC Rating of: "G". The EPC Certificate and Recommendations Report are available on request.

SERVICE CHARGE

There is a service charge in place to cover the cost of repairs and maintenance of the common parts of the building. Further details can be provided to interested parties.

LEASE

The suite is available on flexible lease terms for a period to be agreed.

RENT

£12,000 per annum, exclusive of VAT is sought. VAT will be payable on the rental.

COSTS

Each party will bear their own legal costs in respect of any transaction. In the normal manner, the incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



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

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

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