

**COMMERCIAL PREMISES
FOR RENT/SALE**

RENTAL: £750PCM

PURCHASE:

OFFERS OVER £100,000

**45 Kenneth Street,
Stornoway, Isle of
Lewis, HS1 2DR**

We welcome to the market an excellent opportunity to purchase or rent this commercial premises located in the thriving town centre of Stornoway. The property has previously been used as a shop and office space.

Contact Us -
property@derekmackenzie.com
01851 702211





We welcome to the market an excellent opportunity to purchase or rent this commercial premises located in the thriving town centre of Stornoway. The property has previously been used as a shop and office space.

The property comprises of ground floor entrance to open plan shop/office space with two dressing rooms. First floor comprises kitchen space, W/C, office space and storage room. Second floor comprises further office/storage space.

45 Kenneth Street offers an excellent opportunity for a range of business uses such as a Shop, Office Space, Salon or Food Outlet (Subject to relevant planning consent).

Viewing the property is highly recommended to appreciate the full potential it has to offer.

Entrance - 1.31m x 6.54m



Shop/Office Space - 4.38m x 9.29m



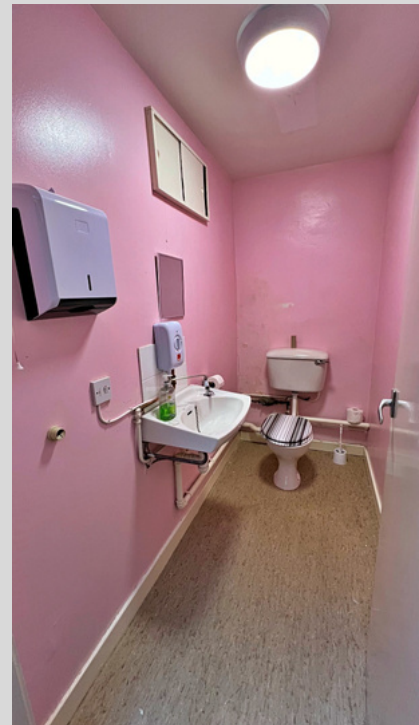
Landing - 3.03m x 3.39m



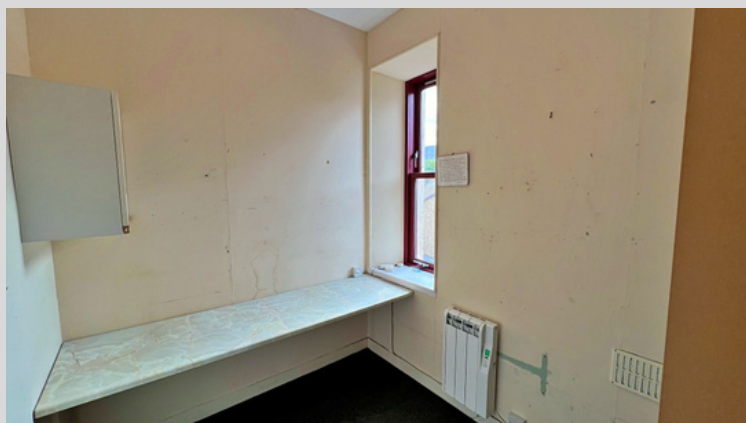
Kitchen Area - 3.44m x 5.34m



WC - 2.31m x 1.14m



Storage/Office - 1.98m x 3.11m



First Floor Office - 4.37m x 5.54m



Second Floor Office/Storage - 5.49m x 5.37m



Additional Information

Viewing is strictly by appointment only

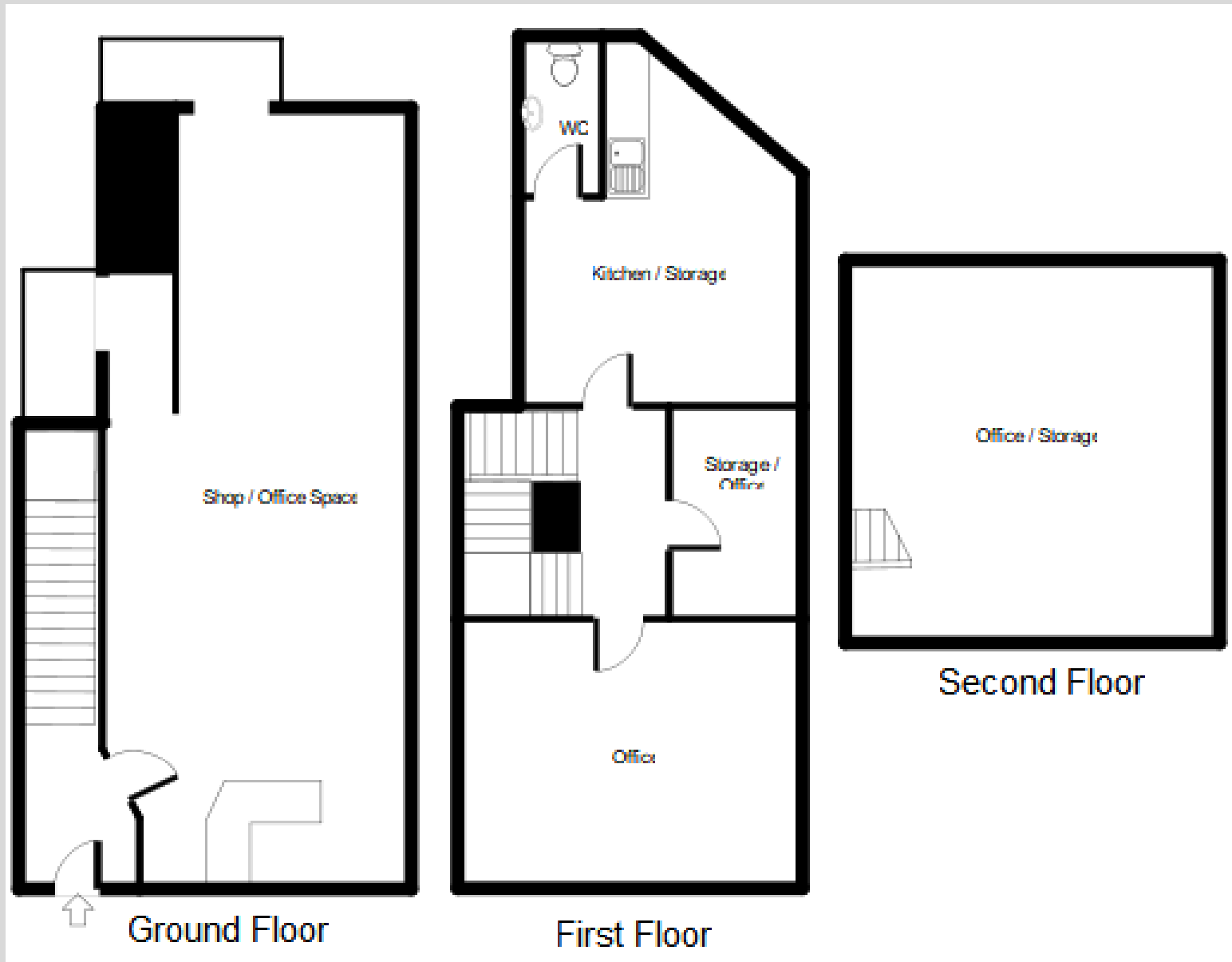
Available for rent or sale

EPC rating: Band C

Internal area: 132.45m²

Rateable Value: £7,300

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

Director: Derek Mackenzie

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