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**1 Bank Street
Stornoway
Isle of Lewis
HS1 2XG**

Rent – Price Negotiable

Spacious, first floor commercial property for let in Stornoway town centre. The property extends to approximately 167.13 square metres, comprising of a large open plan area/reception, 3 additional rooms/offices, store room, kitchen/staff room, W.C. facilities.

Access to the property can be gained via Bank Street. The accommodation is situated above Tighean Innse Gall and AD's Cafe and extends back towards South Beach Street.

The unit is centrally located in Stornoway near the Town Hall. It is close to all town centre amenities including shops, banks, cafes/restaurants, ferry port, bus station and town centre car parking facilities.

Viewing is by appointment with this agency.

Accommodation



Dimensions

Office 1 – 8.59m x 8.02m

Office 2 – 4.71m x 4.83m

Office 3 – 3.35m x 3.13m

Office 4 – 6.31m x 3.42m

Store – 2.71m x 1.33m

EPC Band: E

Services

The property is serviced for mains water, drainage, electricity and gas.

Rateable Value

Rateable Value: £10,000.

Planning Consent

The property has planning consent for use as offices. Prospective tenants will require to satisfy themselves that all necessary consents have been obtained for their intended use.

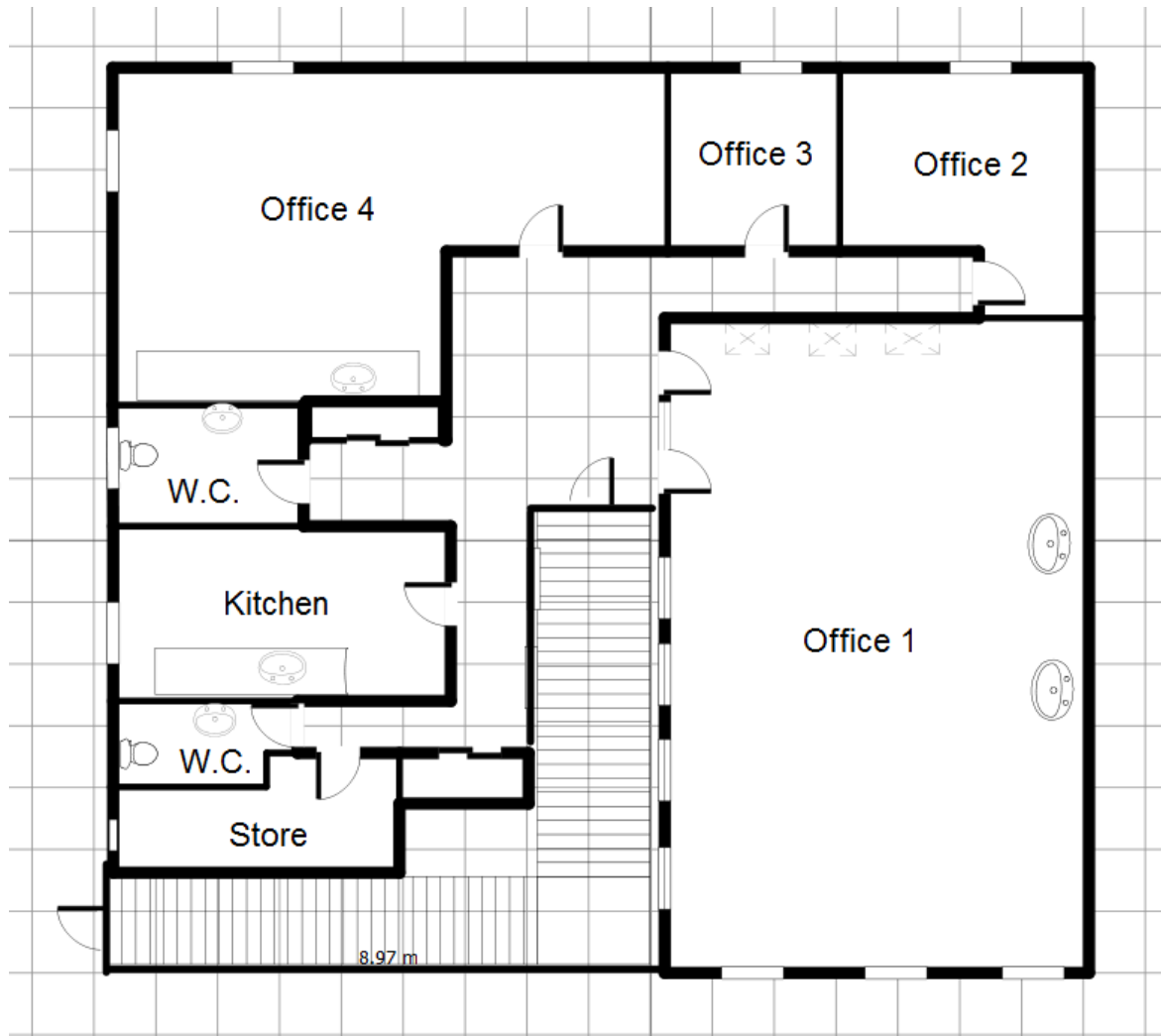
Lease Terms

Leases will be on full repairing and insuring terms with all other terms subject to agreement.

Entry

Immediate entry is available

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.

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