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Unit 4A
Inaclete Road
Stornoway
Isle of Lewis
HS1 2RB

Price: Offers over £80,000

An excellent opportunity has arisen to purchase this Commercial Unit on Inaclete Road in the Stornoway Industrial area. This is a versatile, multi-purpose property which has recently been refurbished and previously used as a Café.

The property offers bright and open space with W.C. facilities, benefitting from uPVC double glazing and electric heating throughout and extends to approximately 42 square meters. The property has mains electricity, water and is connected to the main public sewer.

There is no designated parking space with this property but benefits from on-street parking to the front.

Viewing is by appointment only and is highly recommended.

Accommodation

Area 1 with side entrance – Former Café



Area 2 with front entrance



W.C Facilities



Accommodation Details

Area 1 – 10.01m x 9.95m

Former Café area with side entrance, front window, strip-lighting, smoke alarms, electric wall heaters, stainless steel sinks with splash-backs and black tiled flooring.

Disabled W.C. – 2.12m x 1.45m

W.C., wash hand basin with mixer tap and respatex splash-back and white tiled surround on walls. Extractor fan and black tiled flooring.

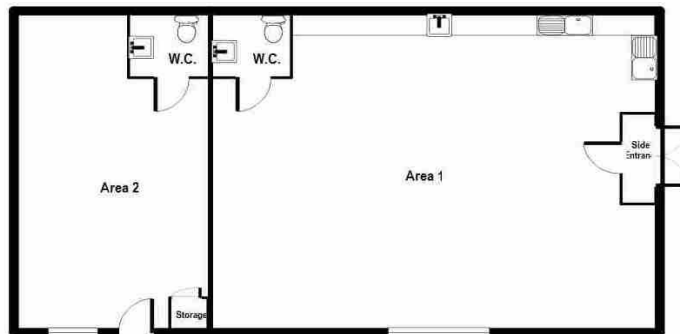
Area 2 – 9.95m x 4.97m

Spacious area with front entrance door and window, strip-lighting, smoke alarms and black tiled flooring.

W.C. – 2.12m x 1.45m

W.C., wash hand basin with white tiled surround. Extractor fan and black tiled flooring.

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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