



**Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis**

**47 Westview Terrace, Stornoway,
Isle of Lewis, HS1 2LD**

Offers over £110,000





Reception/Shop Front



Main Room

Description

An excellent opportunity has arisen to purchase this substantial detached single storey commercial premises extending to approximately 138.7m² in a convenient location minutes from Stornoway town centre. The building has been recently refurbished and is currently utilised as a retail outlet and processing workshop however has the potential for a range of diverse commercial ventures depending on the requirements of the successful purchaser. The multi functional premises comprises of reception area and shop front, office, WC facilities, three large rooms and store room as well as benefitting from an external storage facility and shipping container. Further enhanced from mains gas, water and a three phase electricity connection.

Directions

Traveling out of Stornoway town centre passing the Co-op superstore. Take the third exit to your right at the roundabout onto Percival Road and take the second turning right onto Westview Terrace. Number 47 is the second property on the right hand side after the turning into Torquil Terrace.

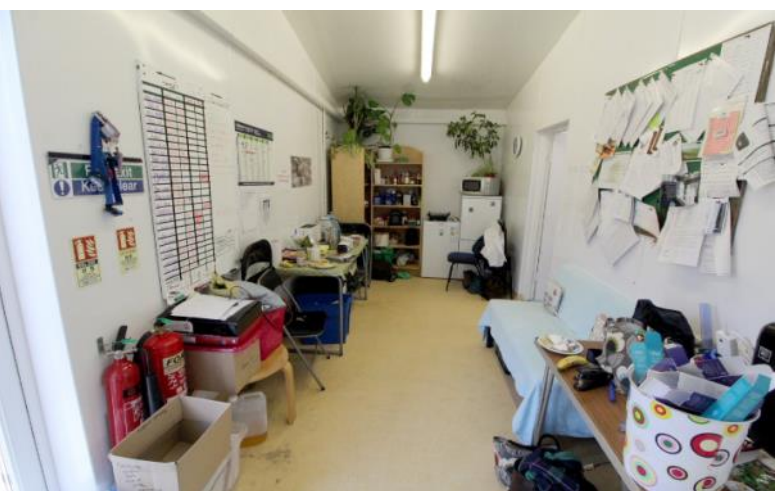
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Room 2



Room 3



Store Room

External Storage



Shipping Container

Plan description

Ground Floor

Reception/Shop 2.86m (9'5") x 1.54m (5'1")
Laminate flooring. UPVC double glazed window. Two internal windows. Doors to office and hallway. Built in display shelving.

Office 2.49m (8'2") x 1.66m (5'5")
Laminate flooring. UPVC double glazed window. Built in shelving.

Hallway 2.41m (7'11") x 1.74m (5'8")
Acrylic flooring. Sliding doors to WC. Door to inner hallway and main room.

WC 2.35m (7'9") x 1.62m (5'4")
Disabled access. Acrylic flooring. WC and WHB.

Inner Hallway 4.58m (15') x 2.00m (6'7")
Acrylic flooring. Textured window. Doors to cupboard, WC and store room.

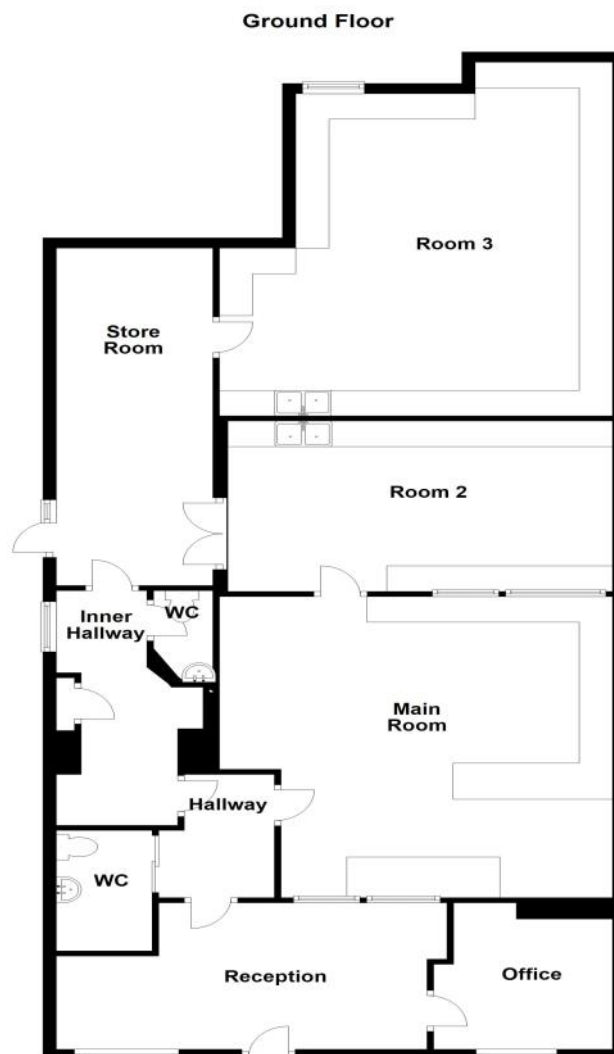
WC 2.17m (7'1") x 0.89m (2'11")
Acrylic flooring. WC and WHB.

Store Room 6.59m (21'7") x 2.35m (7'9")
Acrylic flooring. Glazed door to exterior. Double doors to Room 2 and door to Room 3.

Main Room 5.88m (19'3") x 5.78m (19')
Acrylic flooring. 4 internal windows. Work benches. Built in shelving. Door to room 3.

Room 2 5.91m (19'5") x 3.33m (10'11")
Acrylic flooring. Work benches. Two large one bowl stainless steel sinks.

Room 3 6.29m (20'8") x 6.03m (19'10")
Acrylic flooring. UPVC double glazed window. Work benches. Two large one bowl stainless steel sink.



General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers 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. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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