

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## Harbour Court, 8 Harbour Street, Lerwick, Shetland

A unique and rare opportunity to acquire an area of ground with Planning Permission (ref. 2016/434/PPF; 2017/283/PPF) providing for the extension of an existing commercial building or its conversion into a one bedroom dwelling house in the centre of Lerwick. The latter would ideally suit a small business, providing the opportunity to live on site with separate commercial premises in close proximity to Commercial Street and public parking.

Currently the site includes two commercial buildings with a lean too attached to the larger one. Each building has separate electricity supply and mains drainage is on site. The water connections can be installed by the Seller upon confirmation of the routes required.

Historically this site was used as a stable and cart storage and features the original flagstones. Latterly it has been used as a private builder's yard. There are the appropriate consents in place to remove the small wall that currently divides the site from the adjacent public car park.

Prospective purchasers should satisfy themselves as to the terms of the Permissions in place by contacting Shetland Island Council's Planning Office directly.

The Seller may consider dividing the site to allow for the residential conversion and commercial aspects to be sold separately.

Offers over £<> are invited

### Viewings

**Highly recommended.**

Please contact the Seller on 01595 696969.

### Entry

Immediate entry is available once conveyancing formalities permit.

### Directions

Harbour Street is situated on the north side of Fort Charlotte and runs from Commercial Street to King Harald Street.

Ascending the hill from Commercial Street the property is located opposite Fort Road. The entrance to same is via large green wooden gate.

Further particulars and Home Report from and all offers to:-

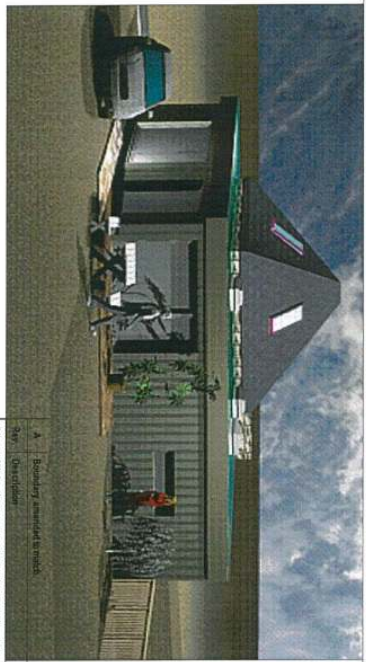
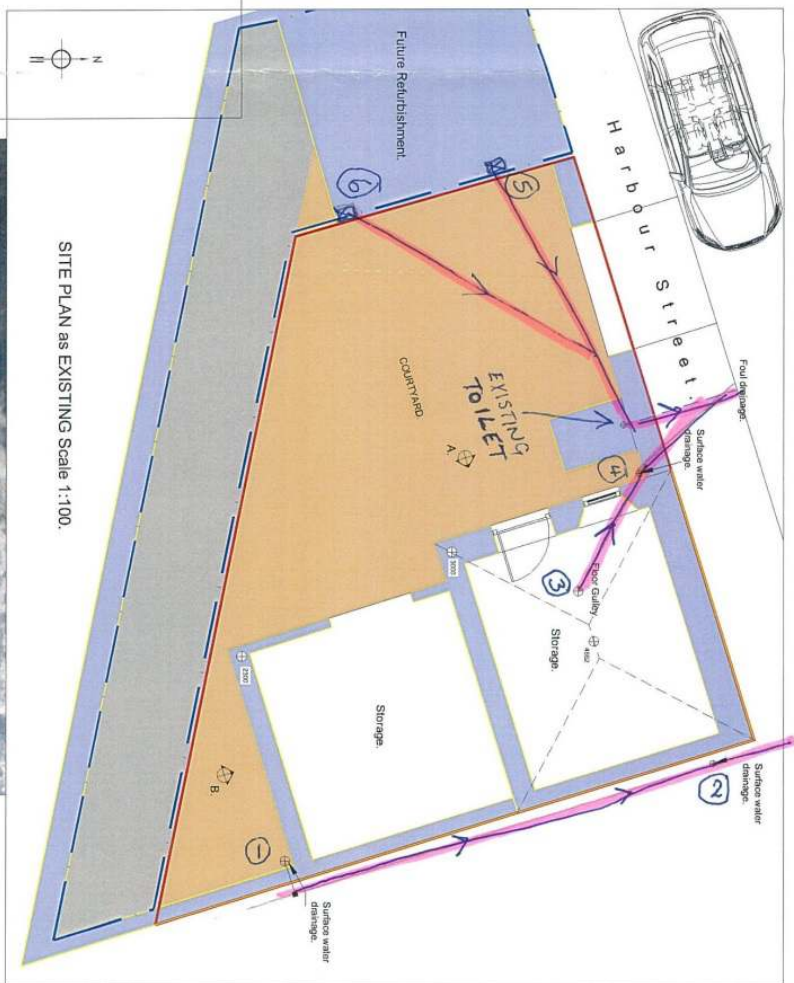
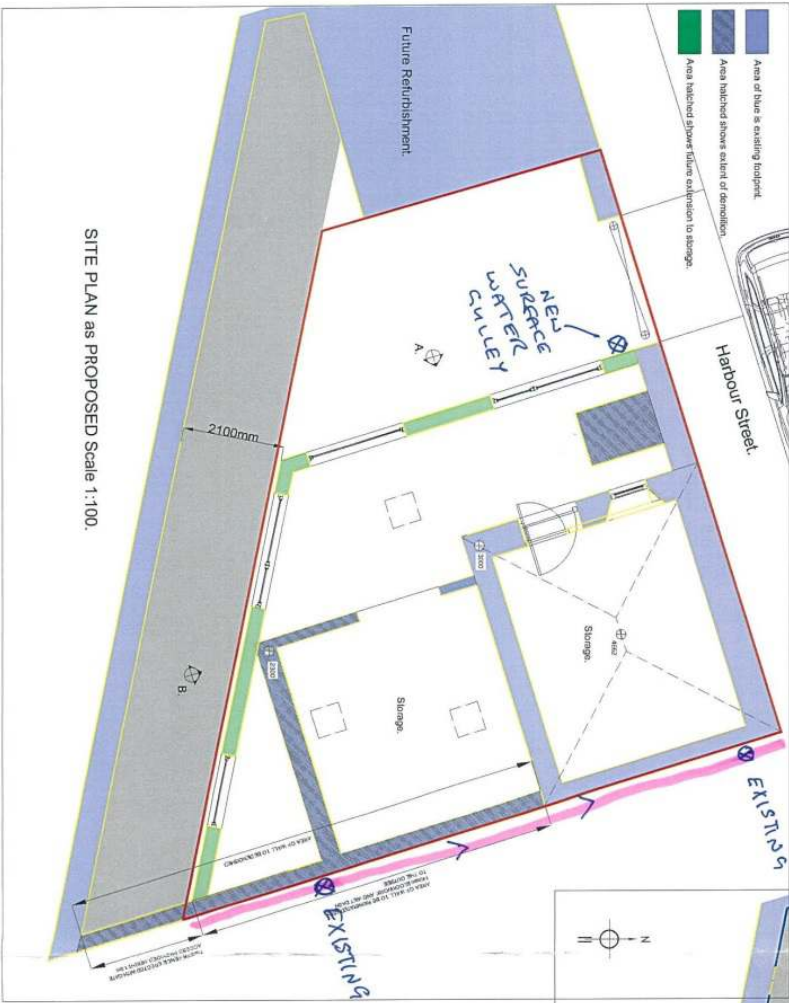
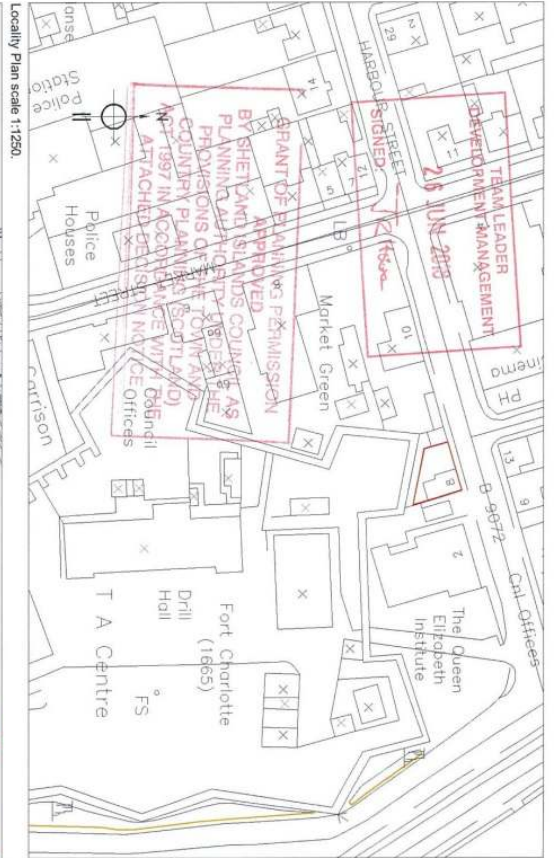
**Anderson & Goodlad, Solicitors**

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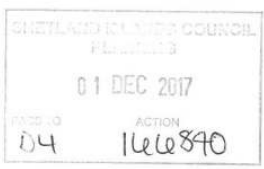
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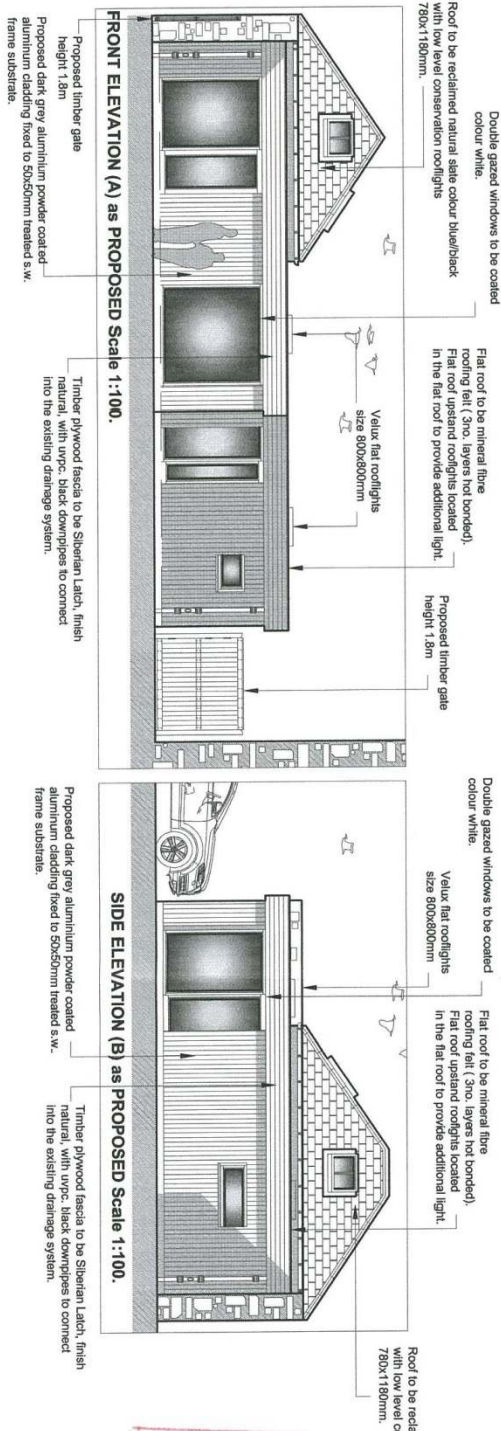
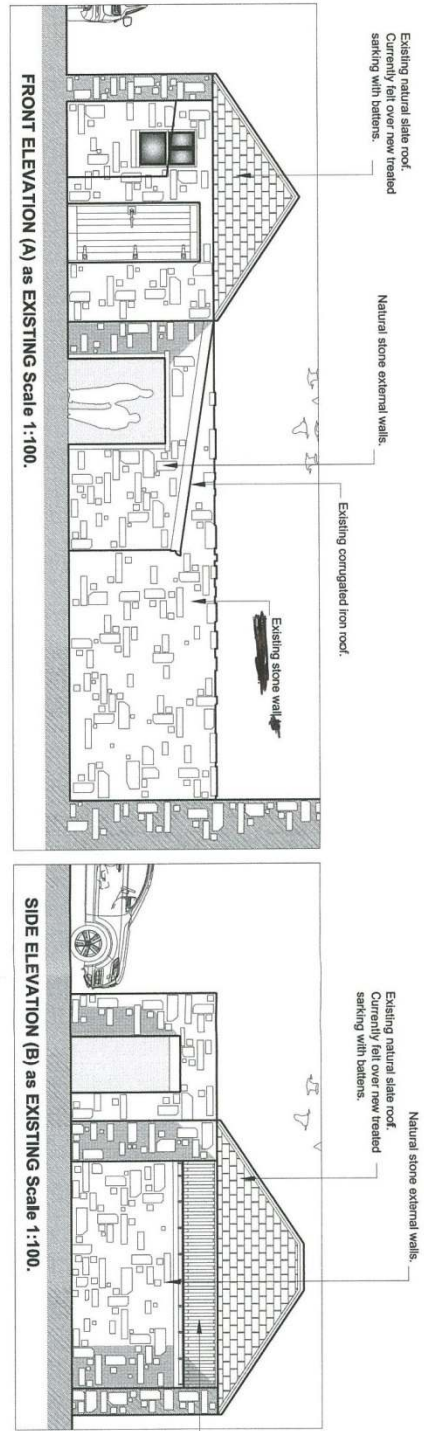




3D Representation View of Extension.  
2017/283/PPF



Client: Michael Stewart 46 St. Olaf Street, Lerwick, Shetland ZE1 0EL.	Drawn: ZEI DEL.	Check:	Date:
Property: Harbour Court, Proposed Extension to commercial storage Lerwick, Shetland.	For: M1 CHAEL STEWART		
Title: Site Plan as Existing & Proposed.			
Scale: 1:200 1:250	Drawn: BSA	Frame:	Rev: A
Date: Sept 2016	Checked:	Drawing No: LOD2	
Survey:	Job:		



TEAM LEADER  
DEVELOPMENT MANAGEMENT  
26 JUN 2019  
SIGNED: JTC Hsiao

GRANT OF PLANNING PERMISSION  
APPROVED  
BY SHETLAND ISLANDS COUNCIL AS  
PLANNING AUTHORITY UNDER THE  
PROVISIONS OF THE TOWN AND  
COUNTRY PLANNING (SCOTLAND)  
ACT 1997 IN ACCORDANCE WITH THE  
ATTACHED DECISION NOTICE

SHETLAND ISLANDS COUNCIL  
PLANNING  
02 NOV 2017  
PASTO ACTION

Submission

Rev. B	Description: Rooflights omitted.	August 2017
Rev. A	Description: Cladding and/or specification not set.	March 2017
Rev.	Description:	Drawn: CHM Date: 2016
Client: Michael Stewart, 45 St. Olaf Street, Lerwick, Shetland ZE1 0EN.		
Property: Harbour Court, Lerwick, Shetland for Millers-Gleaves.		
Title: Elevations as Existing & Proposed.		
Contract Ref no. 01295 09 0506		E-1446
Scale:	Drawn: BJA	Filename:
Date: 29.01.2016	Checked:	Drawing No: L001
Survey:	Job:	Rev: B