

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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11 Harbour Street, Lerwick, Shetland, ZE1 0LR

A fantastic opportunity to purchase these ground floor commercial premises centrally located in Lerwick close to Commercial Street and Town Centre.

The property has broad potential for various uses but would be ideal for a shop/gallery and workshop given its large window frontage and fresh coat of paint.

Current Planning Class Use 3 (food & drink) which enables a change of use to Class 1 (shop) or 2 (financial & professional services) without the need for Planning Permission (all enquiries should be made to Shetland Islands Council's Planning Department).

The local area around the premises is a combination of commercial/private businesses and residential properties.

This property presents an ideal opportunity for an entrepreneur and those wishing for a Lerwick Base for their business requirements.

Offers over **£45,000** are invited

Viewings	Highly recommended. Please contact the Seller on 07483 939 659 to arrange a viewing.
Entry	By arrangement.
Rateable Value	£4,400 and currently benefitting from 100% small business relief.
EPC Rating	F(99)
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 just below Fort Road.

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

Anderson & Goodlad, Solicitors

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Premises Details

Entrance Porch 1.64m x 0.67m

Entry to the property is via double glass paned external doors leading into a small Porch with nonslip flooring and original iron grate.

Area 1 4.52m; 3.54m x 2.13m; 3.85m

A glass paned fire door leads into the front shop **Area** which has a window overlooking Harbour Street. Contains fire alarm and control panel, five double sockets, two telephone points, serving hatch, wet wall, carpet and a high cupboard with sliding doors containing the electric meter and circuit breakers. There is a door providing access to the upper floor, which is not included in the Price but is available by separate negotiation. It has permission for residential use and has its own entrance at the rear.

Area 2 4.52m x 3.95m

A timber glass paned door leads into a spacious rear **Area**. Contains wet wall, a single socket, four double sockets, telephone point, fire alarm and nonslip flooring.

Area 3 1.39m x 1.03m

A further internal door provides access to a further **Area** that contains the Megaflow hot water tank and sink. There is a door leading to the convenient **WC** (1.21m x 1.03m) with toilet, extractor fan and mains water stopcock.



The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

