

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Area of ground at Fort Road, Lerwick, Shetland

A fantastic opportunity to purchase this vacant area of ground in a central location of Lerwick.

Formerly used as a Garden Centre, the boundaries are defined by external walls of adjacent buildings to the north and east with a timber fence to the south and along Fort Road by concrete block work and timber fence. The area of ground extends to 147m² with approx., dimensions of 14.86m x 8.04m taken at widest point. The footprint is made up of tarred, concrete and gravelled areas and a concrete plinth. For the avoidance of doubt, the timber shed shown in the photographs and at viewings is not included in the sale.

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

For change of use/Planning queries, please contact Shetland Islands Council.

This property presents an ideal opportunity for an entrepreneur, property developer or local tradesman requiring a central base.

Offers over **£5,000** are invited

Viewings

Highly recommended. Please contact Anderson & Goodlad to arrange a viewing during business hours.

Entry

By arrangement.

Rateable Value

£900

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 turn right onto Fort Road.

The area of ground is just on the right.

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

Anderson & Goodlad, Solicitors

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