

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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13 Harbour Street, Lerwick, Shetland, ZE1 0LR

A superb opportunity to purchase this semi-detached, single storey, retail premises centrally located in Lerwick close to Commercial Street and Town Centre just up the hill from Lerwick Harbour.

Formerly a hair salon, this Property has great potential for various uses and would be an ideal prospect for a shop or gallery to showcase local arts and crafts.

The Property requires renovation/updating and this is reflected in the asking price. However, it does benefit from a spacious area at the rear of the Property with large skylights providing for a bright and airy space.

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

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 £25,000 are invited

Viewings	Highly recommended. Please contact Anderson & Goodlad to arrange a viewing during business hours.
Entry	By arrangement.
Rateable Value	£2,750
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 on the corner of Harbour Street and Fort Road.

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

Anderson & Goodlad, Solicitors

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Premises Details

<p>Area 1 3.54m; 2.23m x 3.61m; 1.42m</p>	<p>There is a good-sized window and a glass paned front door providing ample natural light into Area 1 from Harbour Street. Contains one double socket, wet wall surround, "v" lined ceiling, laminate tiles and electric meter.</p>
<p>WC 1.13m x 1.90m</p>	<p>In the corner of Area 1 is a WC that contains toilet, sink with Triton electric water heater, wet wall surround and laminate tiles.</p>
<p>Area 2 3.96m x 3.19m</p>	<p>An opening next to the WC leads into the good-sized Area 2. Contains worktop, sink with Triton electric water heater, four double sockets, wet wall surround, "v" lined ceiling and linoleum flooring.</p>
<p>Area 3 6.21m x 3.54m</p>	<p>At the rear of the property through an archway is a spacious Area that is bright and airy with two windows and pvc skylights. Contains a single socket, six double sockets, a four-point socket, plumbing, wet wall surround, "v" lined ceilings, laminate tiles and loft access.</p>
<p>External</p>	<p>There is a gate providing easy access to the rear of the Property for maintenance. The rear garden grounds would benefit from tidying up and landscaping.</p>



Area 1



Area 1



Area 3



Area 2



Area 3



WC

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.

