

NEW ON THE MARKET



26 Hangcliff Lane, Lerwick, Shetland, ZE1 0EB

An exceptionally rare opportunity to purchase these substantial ground floor premises in the heart of the Lerwick Lanes, with pedestrian access from Hangcliff Lane over the recently restored original stone steps.

Currently classed as a Store, the building, dating back to 1836, has been previously used as a Church, furniture retail business and knitwear factory.

Original features remain including the unique, patterned glass double door archway with views over the roof tops and Lerwick Harbour across to the Island of Bressay.

The open plan layout extending to approximately 136m², offers an excellent level of storage space. Subject to any required planning consents/permissions, internal divisions could provide for individual spaces for artisans, office or residential use.

Double glazed windows throughout with water and electricity services available at the premises.

Offers over £137,000 are invited

Viewings	Highly recommended. Please contact the Seller on 07483 939 659 to arrange a viewing.
Entry	Immediate entry is available once conveyancing formalities permit.
Access	Pedestrian access from Hangcliff Lane and Bank Lane from Hillhead or Commercial Street. Vehicular access for deliveries and loading <u>only</u> via Bank Lane.
EPC Rateable Value	B(25) £3,757

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

Anderson & Goodlad, Solicitors

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