

FOR SALE
RETAIL INVESTMENT

**GRAHAM
SIBBALD**



Units 1-3, 87 Cromwell Street, Stornoway, HS1 2GD

Unit A, 9 North Beach, Stornoway, HS1 2XP

Unit C, Esplanade Court, Stornoway, HS1 2XA

- Total rent - £45,850 per annum
- Guide price - £400,000
- Net Initial Yield — 11.03% after purchasers' costs
- 5 commercial units

LOCATION

Stornoway is the principal town and administrative centre of the Isle of Lewis, located within the Outer Hebrides of Scotland. It serves as the main commercial and service hub for the surrounding islands, supporting a broad range of retail, business, and public sector activity. The town benefits from a well-established infrastructure, including supermarkets, independent retailers, financial institutions, schools, healthcare facilities, and hospitality venues.

Stornoway enjoys strong transport connections, with daily ferry services to Ullapool on the mainland and regular flights from Stornoway Airport to Inverness, Glasgow, and Edinburgh. The area attracts both local residents and visitors throughout the year, contributing to a steady level of retail and tourism-related trade.



TENANCY SCHEDULE

Unit	Tenant	Lease Start	Lease Expiry	Passing Rent	Repairing Obligation	Floor Area
Unit 1, Cromwell Street	Western Isles Cancer Care Initiative	21st March 2016	7th July 2029	£9,800 pa	FRI	58 sq.m / 624 sq.ft
Unit 2, Cromwell Street	William Poernomo and Alana Morrison	11th February 2016	10th February 2026	£9,500 pa	FRI	61 sq.m / 657 sq.ft
Unit 3, Cromwell Street	Maciver Teale Law Practice Ltd	21st March 2016	20th March 2026	£9,800 pa	FRI	61 sq.m / 657 sq.ft
Unit A, 9 North Beach	Leanne Maclean t/a Gents Cuts with Leanne	1st May 2025	30th April 2030	£8,500 pa	FRI	65 sq.m / 700 sq.ft
Unit C, Esplanade Court	Highland Blindcraft	1st May 2024	30th April 2029	£8,250 pa	FRI	60 sq.m / 646 sq.ft



ENERGY PERFORMANCE CERTIFICATE

On application.

RATEABLE VALUE

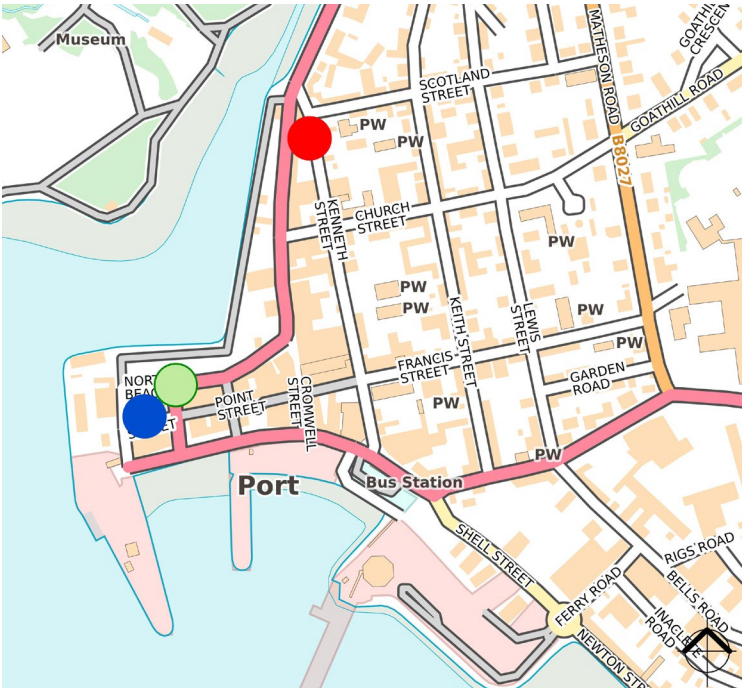
Property	Occupier/Tenant	Rateable Value
Café, 87 Cromwell St, Stornoway	Kopi Java Coffee Shop per William Poerono	£8,750
Unit 1, 87 Cromwell St, Stornoway	Western Isles Cancer Initiative	£7,575
Law Practice, 87 Cromwell St, Stornoway	The MacIver Teale Law Practice	£8,000
Unit C, Esplanade Court, Quay St, Stornoway	Sight Action (now Highland Blindcraft)	£6,200
9A North Beach, Stornoway	No.9 Coffee Shop Ltd (Now Leanne Maclean t/a Gents cuts with Leanne	£6,800

TENURE

Heritable title (Scottish equivalent of English freehold).

PROPOSAL

Each party will pay their own legal costs. Should LBTT or registration dues be applicable, the Purchaser will be liable.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.