

TO LET

- GROUND FLOOR SHOP UNIT
- PROMINENT PITCH
- LARGE GLAZED FRONTAGE
- EXTENDS TO 48.45 M² (522 FT²)
- SUITABLE FOR VARIOUS USES (STP)
- QUALIFIES FOR 100% RATES RELIEF
- EARLY ENTRY AVAILABLE
- **RENT: £10,000 PER ANNUM**

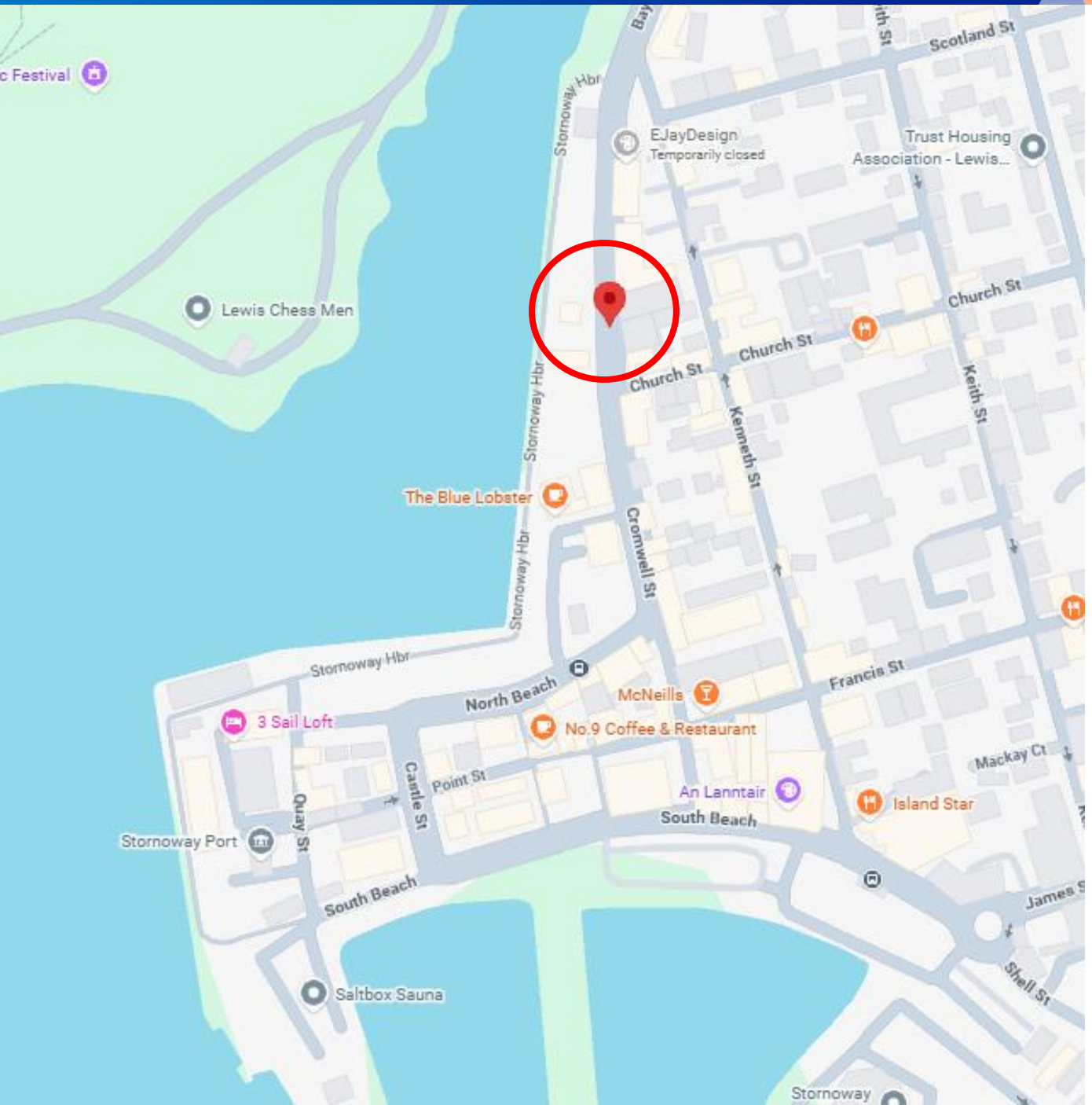
WHAT 3 WORDS

GOOGLE MAPS

75 CROMWELL STREET, STORNOWAY, HS1 2DG

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LOCATION

Stornoway is the principal port and administrative town of Lewis and Harris in the Outer Hebrides, home to the Western Isles Council and a range of educational, sporting and media facilities.

The property occupies a prominent position on Cromwell Street (A857), a main route through the town centre, with attractive views over Stornoway Harbour. The harbour supports lifeline ferry services, fishing, commerce and tourism. Nearby occupiers include Western Isles Property Centre, Hebridean Jewellery, The Good Food Boutique, The Co-operative and Island Spirit Whisky Shop.

DESCRIPTION

A self-contained ground floor shop unit within a two-storey and attic building, with a large display frontage and fascia signage above. Currently undergoing refurbishment, the accommodation comprises a front sales area, rear stock room and staff WC. On-street parking is available.

EPC

Band B (16), available on request.

RATEABLE VALUE

The property has a listed Rateable Value of £7,750.

The property qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to the occupier's eligibility.

LEASE TERMS

Available to let on flexible lease terms at £10,000 per annum, exclusive of VAT.

Early entry is available, subject to conclusion of missives.

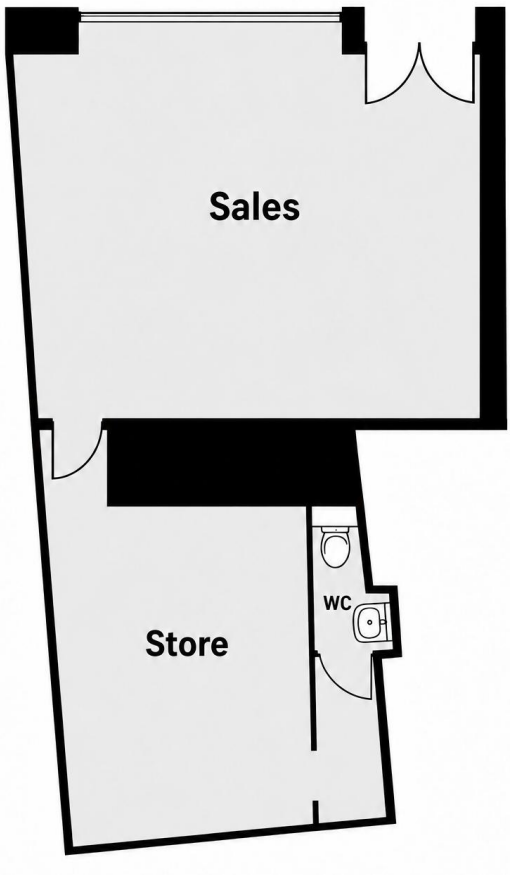
LEGAL COSTS

Each party will bear their own legal costs. The tenant will be responsible for LBTT, registration dues and any applicable VAT.

FLOOR AREA

The approximate net internal areas are set out below.

Accommodation	m²	ft²
Front Sales	31.45	339
Rear Store	17.00	183
Total	**48.45**	**522**



Indicative floor plan





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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Shepherd Chartered Surveyors
Hazel House
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ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering requirements and our internal procedures, prospective tenants will be required to provide proof of identity and address, together with any relevant company information and evidence of funding for the proposed transaction. Further information may be requested as part of our due diligence checks.

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