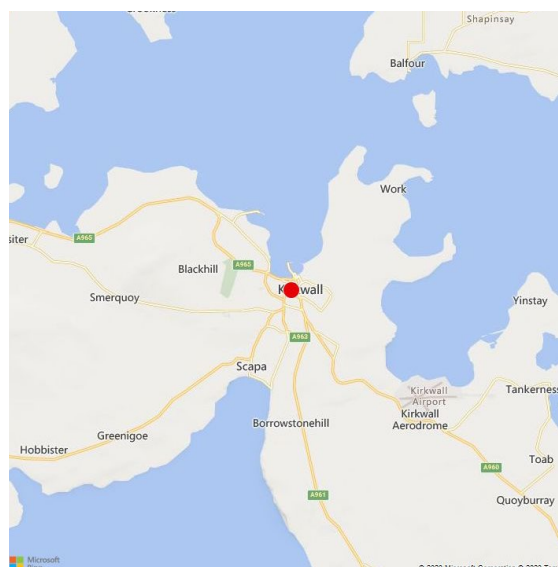




## 1 Broad Street, Kirkwall, Orkney, KW15 1HE

- Prominent well located building within the town of Kirkwall
- Total GIA — 147.76 sq.m / 1,590 sq.ft or thereby
- Rental - £25,000 per annum





## LOCATION

Kirkwall is the largest town and the capital of the Orkney Islands of Scotland. Kirkwall has a population of 9,000 and is the principal port for Orkney and destination for the ferry services to the islands. Kirkwall airport provides easy access to the Orkney Islands from Scotland's major cities, Shetland and Norway.

## DESCRIPTION

The building is located in a prominent position within the town centre.

The building comprises of a former ground floor bank premises which includes banking hall, managers office, strong room, staff room, 2 toilets and 3 stores.

Neighbouring occupiers include Virgin Money Bank, St. Magnus Cathedral, Boots and Aurora.

## ACCOMMODATION

The property comprises of the following:-

Floor	Sq.m	Sq.ft
Ground	147.76	1,590

## RATEABLE VALUE

£15,800

## LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or registration dues be applicable the purchaser/tenant will be responsible.

## VAT

All figures quoted net of VAT.

## EPC

On Application.

## RENTAL

£25,000 per annum

## VIEWING + OFFICE ADDRESS

4 Ardross Street

Inverness

IV3 5NN

## LEASE TERMS

The property is available on a full insuring and repairing lease for a negotiable period. Further details on application to the marketing agent.

To arrange a viewing please contact:



**Kenny McKenzie**

Senior Surveyor

07788 723968

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Student Surveyor

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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.
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6. Date of Publication: March 2023