



**6-12 Bridge Street,
Kirkwall, KW15 1HR**

OFFERS OVER £950,000

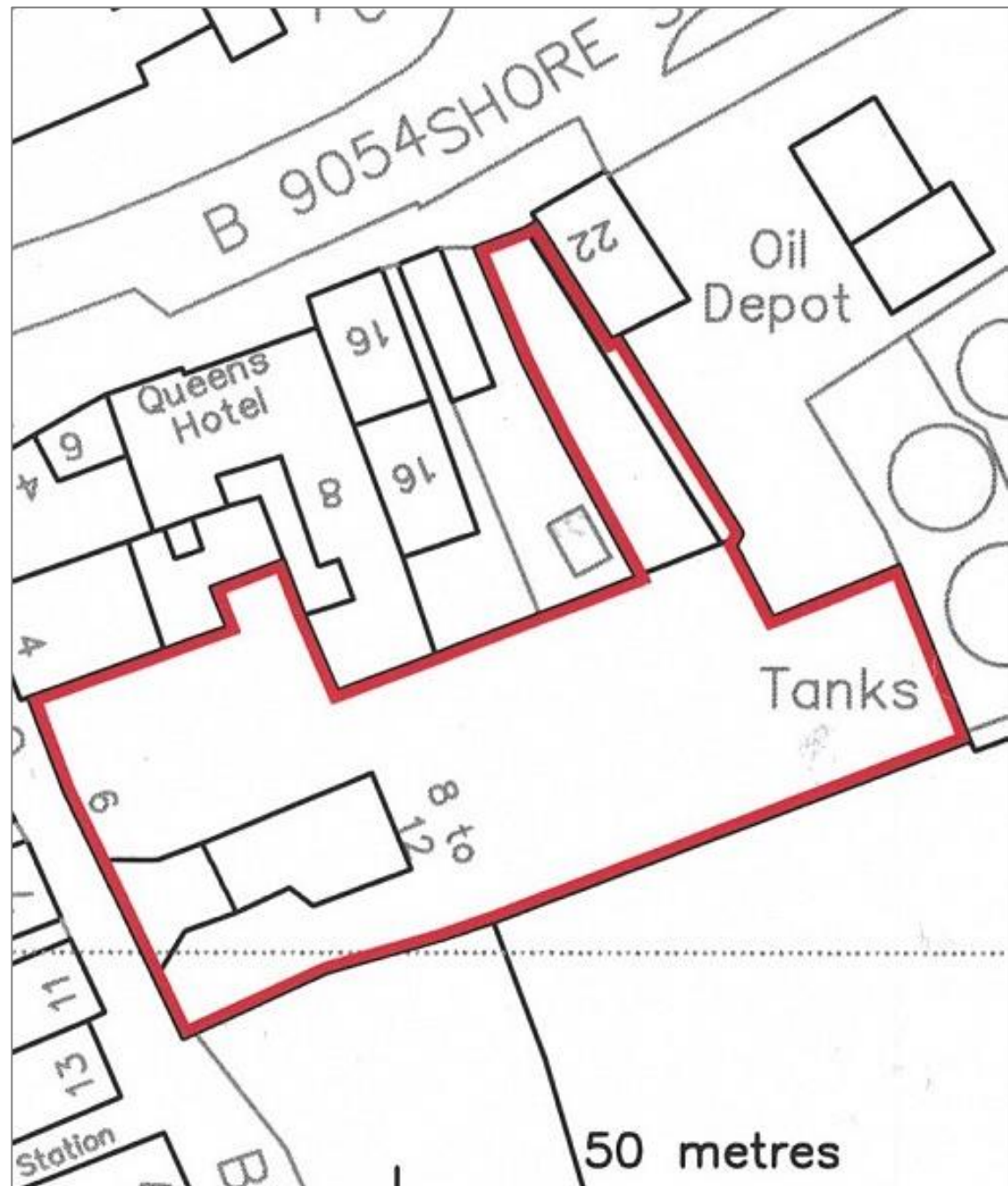


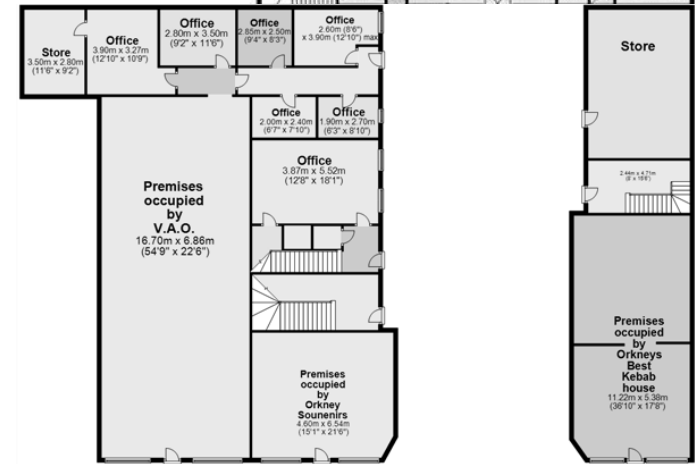
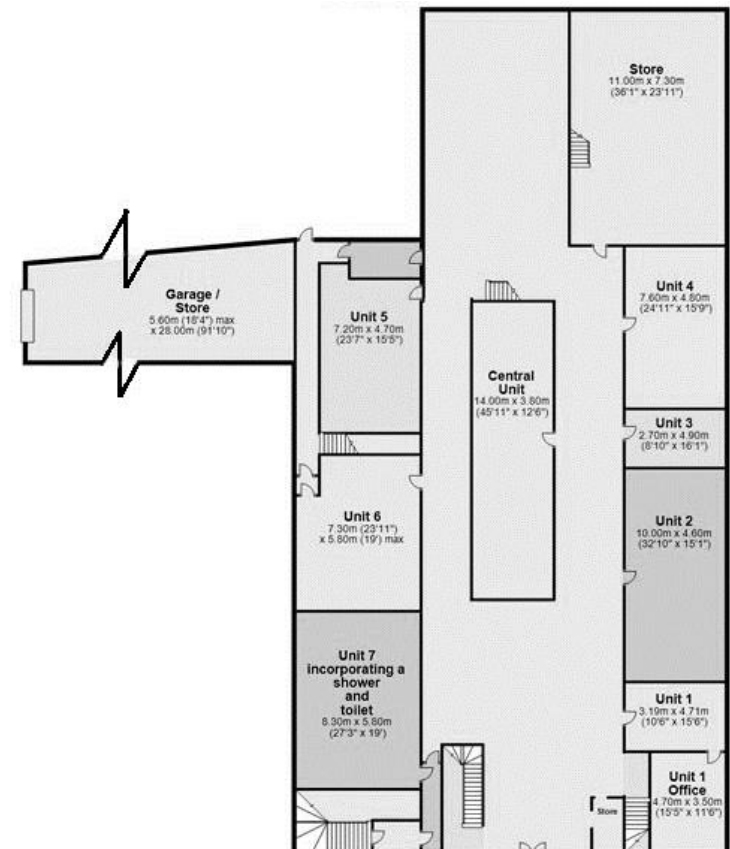
6-12 Bridge Street is a substantial commercial property incorporating premises presently occupied by V.A.O, Orkney Souvenirs, Orkney Best Kebab and Rendall Furnishings, together with various other businesses.

The property is offered for sale as a whole, offering purchasers the opportunity to expand their commercial property portfolio or invest in this sector for the first time.

There are 4 main leaseholders, with Rendall Furnishings sub-letting many of the units to others within Anchor Buildings.

6-12 Bridge Street lies within the Kirkwall Conservation Area and extends to 1761m² or thereby, together with first floor space. The extensive property may be suitable for re-development in the future, subject to the necessary planning consents.







6-12 Bridge Street, Kirkwall

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RATEABLE VALUE – £28,500 (The business may qualify for The Small Business Bonus Scheme, presently offering 25 - 100% relief, depending on the purchasers circumstances).

ENERGY PERFORMANCE RATING – Band T.B.C.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Premises – Offers over £950,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



EJT
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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