



Sutherlands Garage, Stenness, KW16 3JY



OFFERS OVER £275,000

Sutherlands garage comprises a licensed convenience store with sub-post office, petrol pumps, commercial garage which previously offered repairs and M.O.T.'s, a spacious 4-bedroom single storey house, large store/workshop, and stables with a paddock extending to the side of the Loch of Stenness.

The popular shop is well-stocked, and the petrol pumps enjoy an excellent location adjacent to the main Kirkwall-Stromness road.

Prospective purchasers should note that they will be required to be approved by Post Office Counters before they can operate the sub-post office and will need to apply to the Orkney Licencing Board for an off-sales licence.

Prior to the owner's ill health, the commercial garage offered M.O.T. testing, vehicle repairs and tyre fitting. The two electric hoists are included in the sale price.

The petrol pumps have card payment options for when the shop is closed.



The adjoining 4-bedroom dwellinghouse has oil-fired central heating and UPVC framed double glazed windows. There is a spacious living room and the kitchen has fitted base and wall cupboards incorporating plumbing for a dishwasher, bottle fed gas cooker and an oil-fired Rayburn Royal. The rear vestibule has plumbing for a washing machine.

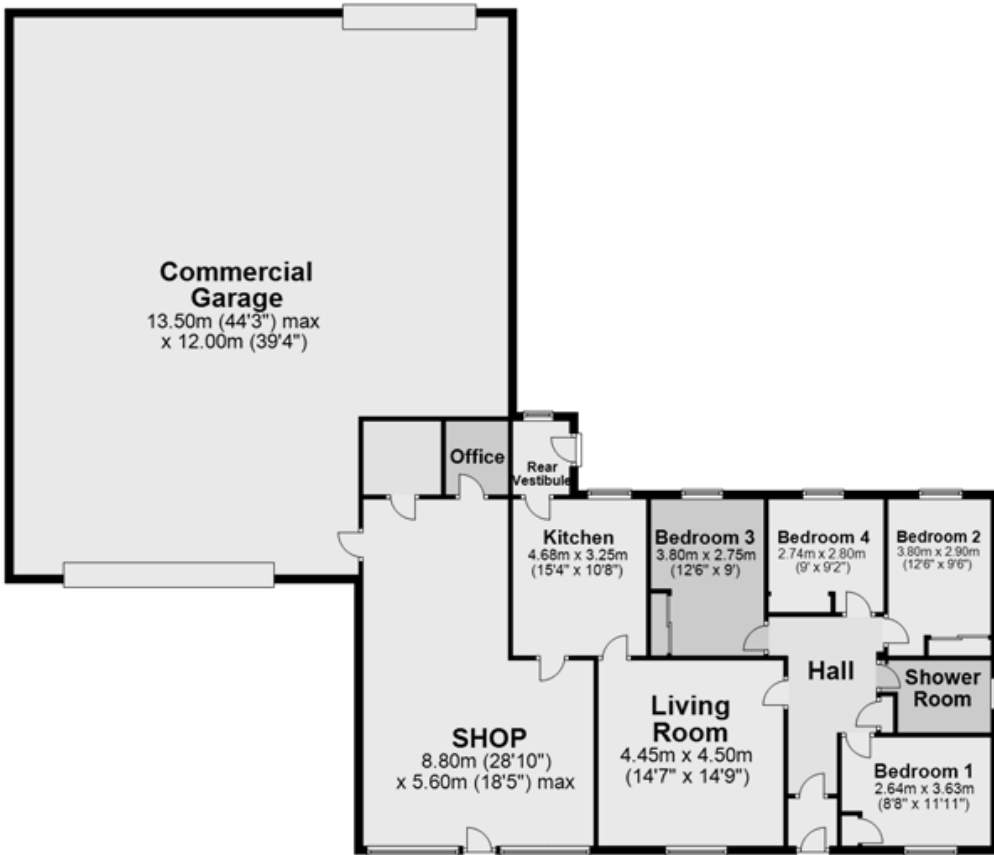
The shower room has a 3-piece suite with the shower cubicle featuring body jets. All the bedrooms have a radiator and a fitted wardrobe.

To the rear is a large store/workshop together with a stable and a paddock which extends to the shore of the Loch of Stenness.

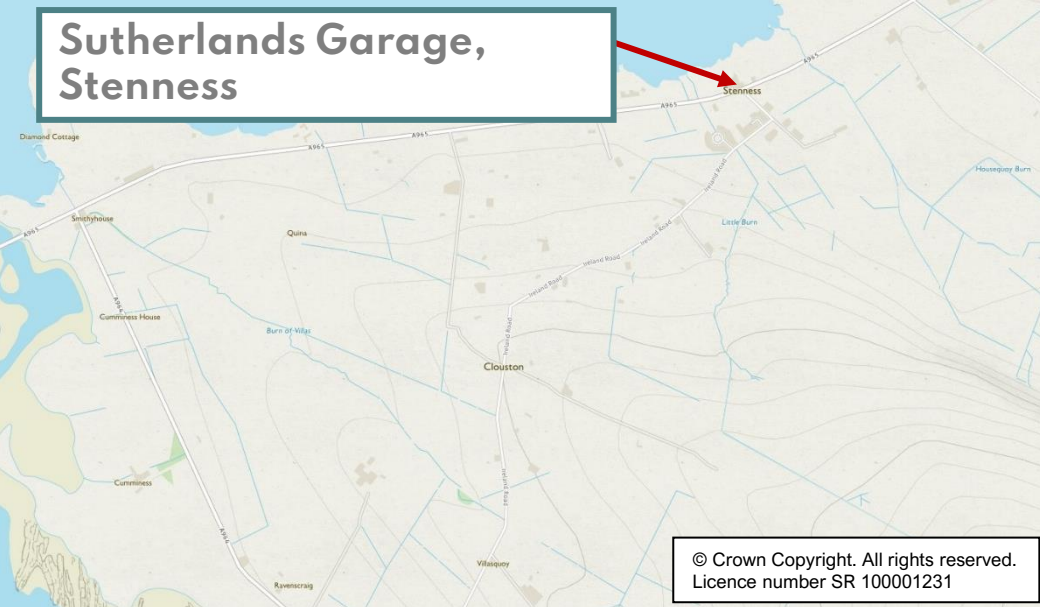
LOCATION

Stenness is located approximately 11 miles from Kirkwall and approximately 4 miles from Stromness. The village includes a primary school, hotel and ice cream parlour.

FULL FLOOR PLAN



Sutherlands Garage, Stenness



PADDOCK

SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

RATEABLE VALUE – £5,400.

ENERGY PERFORMANCE RATING – House - Band E, Garage - Band G.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings in the house, and fixtures and fittings in the shop, are included in the sale price.

STOCK – The stock will be taken over at valuation on the date of sale.

ACCOUNTS – Abbreviated trading accounts may be made available to interested parties' financial advisors.

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

PRICE – Offers over £275,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



VIEW

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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.