

# Commercial Premises at 31/33 Victoria Street and 3 Walls Lane, Kirkwall



Large centrally situated property comprising:-

- (i) fully-fitted retail shop extending to 100m<sup>2</sup> or thereby with substantial office and store accommodation attached.
- (ii) commercial/potential residential accommodation over three floors taking entry from 3 Walls Lane.

Retail shop, offices and stores price in the region of £160,000

Commercial/potential residential accommodation  
price in the region of £90,000

**Retail Area: 12.45m x 7.26m (at widest)**

Substantial display window onto Victoria Street; fully-fitted; shelving and display units; strip and spot lighting.

**Dispensing Area: 5.26m x 2.36m**

All-round shelving; hatch to front shop; cupboard housing fuses

**Back room: 3.48m x 0.89m**

Sink unit; safe

**Staff Room: 4.87m x 1.63m**

Small window

**Staff kitchen: 2.28m x 1.78m**

Sink unit; sliding door to rear hallway

**Rear Hallway: 5.71m x 1.27m (at widest)**

Access to 3 Walls Close; windows to rear; ladies and gents toilets; cupboard housing hot water cylinder; stair to attic; door to office

**Office: 1.27m x 2.38m**

Windows to rear

**Attic: 10.97m x 1.98m**

4 skylights; wooden floor; shelving; provides substantial workroom/storage

**3 Walls Close**

Option to revert to residential accommodation

**Room on ground floor: 4.04m x 4.01m (at widest)**

Wood panelling on walls with original beams on ceiling; wooden staircase to first floor landing

**Landing: 3.86m x 1.07m**

Small window; ½ glazed door to room

**Room: 3.02m x 2.90m**

2 double glazed recessed windows; sink unit; hatch to attic  
Door and wooden steps leading to darkroom

**Darkroom: 10.01m x 4.52m**

3 windows; fire exit

Wooden staircase to attic room

**Attic Room: 10.06m x 4.49m**

5 skylights; small window to front; hot water cylinder

Plans attached showing floor area and dimensions

Price:	Retail shop, offices and stores price in the region of £160,000 Commercial/potential residential accommodation price in the region of £90,000
Viewing:	For an appointment to view please contact the selling agents
Entry:	By arrangement
Services:	Mains water and drainage, electricity and telephone
Rateable value:	£9,800 at present
Offers	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a solicitor will be advised of any closing date for offers

While the above particulars are believed to be correct they are not warranted and should not be referred to in any missives or conveyance of the subjects.