



21-23 Bridge Street, Kirkwall, KW15 1HR

This imposing 'B' listed commercial building is situated in the town centre and offers potential for many uses subject to the necessary planning consents.

The main, 3 storey, section to the front is understood to have previously been a doctors surgery and family home, latterly it has been a suite of offices and now has planning consent for conversion to a hotel annexe and retail unit.

The rear section has planning consent to be a serviced apartment.

There is a private courtyard to the rear currently used for car parking.

**OFFERS OVER
£300,000**



INTERVIEW ROOM

- Electric heating throughout.
- Kitchen on 2nd floor and kitchenette on 1st floor of main building.
- Toilet on ground floor and shower room on 2nd floor.
- One bedroom annexe may be suitable as owners accommodation if the main building was converted into tourism accommodation, subject to the necessary planning consents.
- Small courtyard offering private parking to the rear.



RECEPTION



LOCATION

21-23 Bridge Street is situated in a prime central Kirkwall location.



OFFICE 1



OFFICE 2

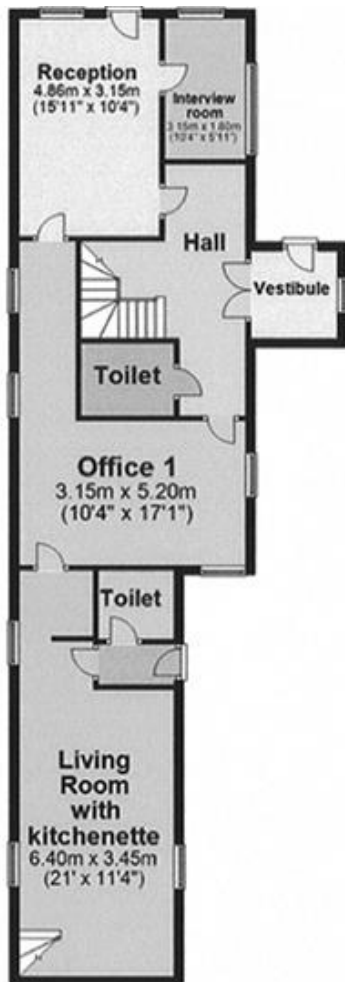


KITCHEN

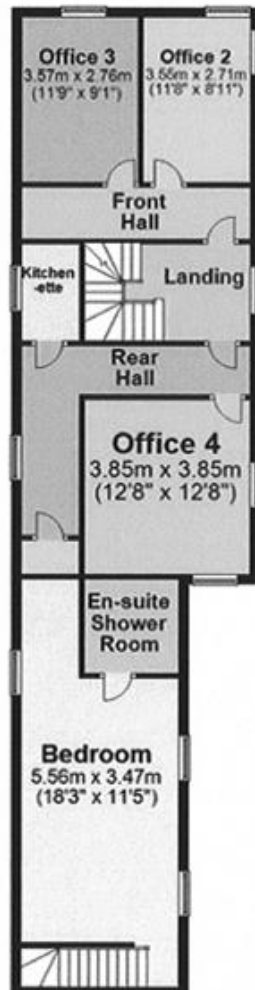


KITCHEN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





21-23 Bridge Street, Kirkwall



LIVING ROOM



BEDROOM



SERVICES – Mains services.

RATEABLE VALUE – £12,600

ENTRY – Early entry available.

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

PRICE – Offers over £300,000

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

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DJMF

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.