

**CLOSING DATE SET FOR OFFERS  
4PM THURSDAY 27TH AUGUST 2020**



## **6 Bridge Street Wynd, Kirkwall, KW15 1JD**

The sale of 6 Bridge Street Wynd offers a rare opportunity to acquire a substantial office building in the centre of Kirkwall. The premises may appeal to businesses looking for a prime central location in Kirkwall, investors seeking a buy-to-let or developers looking to convert to flats (subject to consents from Orkney Islands Council).

**REDUCED PRICE  
OFFERS OVER  
£150,000**



- Oil fired air ducted central heating.
- Double glazed windows.
- Spacious entrance hall.
- Large reception area with fitted work stations and walk in safe.
- Ground floor office/meeting room and store/office.
- Spacious meeting room/office with sink and kitchen cupboards on first floor.
- 3 other offices on first floor.
- Toilets on both floors.



## LOCATION

6 Bridge Street Wynd is situated in Kirkwall town centre.

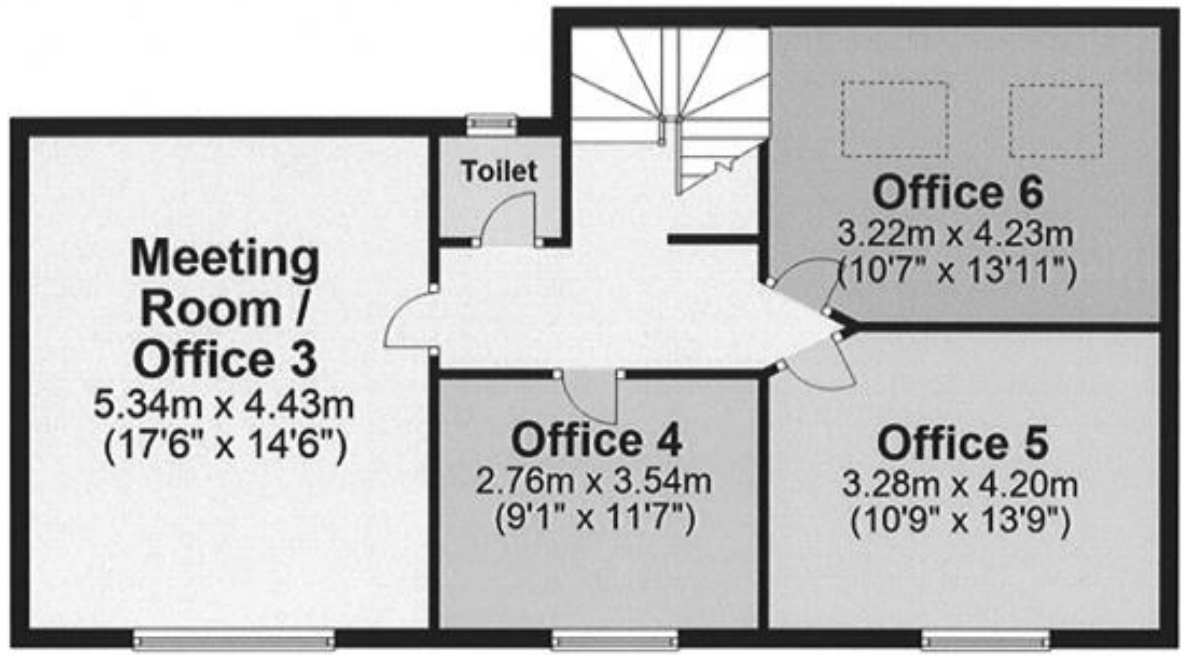


UPSTAIRS MEETING ROOM

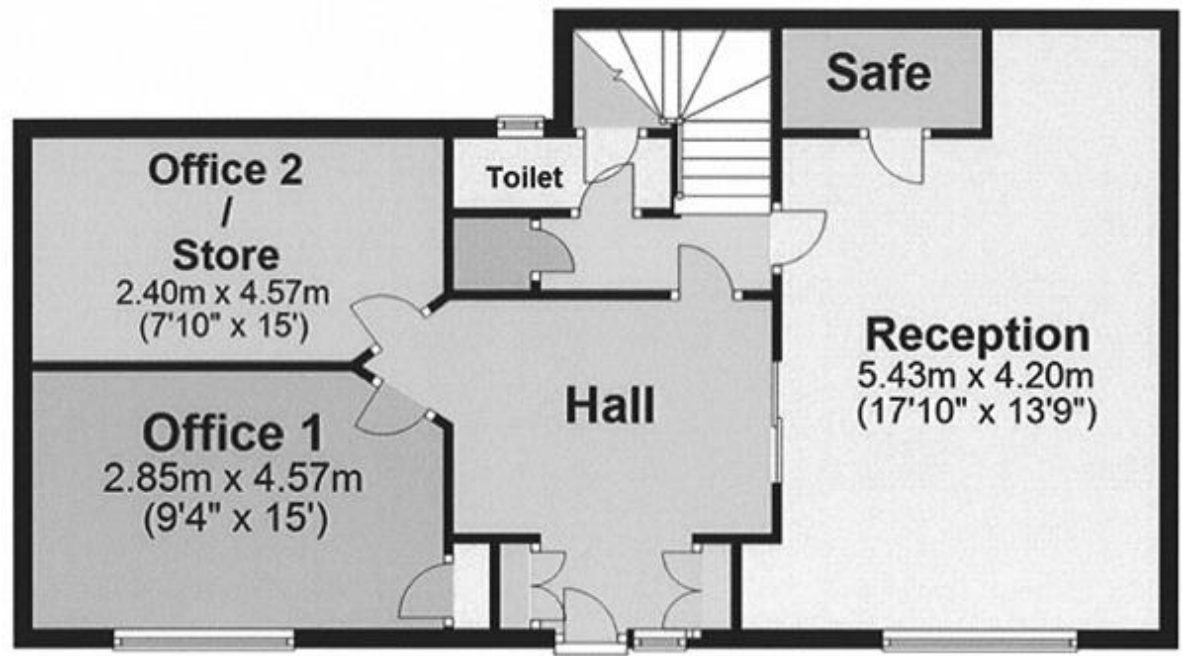


OFFICE 1

## FIRST FLOOR



## GROUND FLOOR





**6 Bridge Street Wynd, Kirkwall**

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**OFFICE 5**



**OFFICE 6**



**OFFICE 2 /STORE**



**OFFICE 4**

**SERVICES** – Mains services. Telephone.

**RATEABLE VALUE** - £13,300

**ENERGY PERFORMANCE RATING** – Band G.

**ENTRY** – Early entry available.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers over £150,000

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



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**ETCN**  
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.