



Unit 11C

Broad Street, Kirkwall, KW15 1DH

 **LOWS**

Available For Lease



TAKE A LOOK INSIDE

Unit 11C Broad Street is a spacious and modern ground-floor commercial premises, extending to approximately 168m², ideally positioned in the heart of Kirkwall's picturesque town centre. Its central location offers excellent visibility, footfall, and accessibility for a wide range of business uses.

CURRENT INTERNAL LAYOUT

- Reception and waiting area
- Reception office / managers office
- Office 1
- Office 2
- Office 3
- Store/Office
- Staff room with kitchenette
- Meter / plant room
- Male and female toilets
- Disabled-access toilet



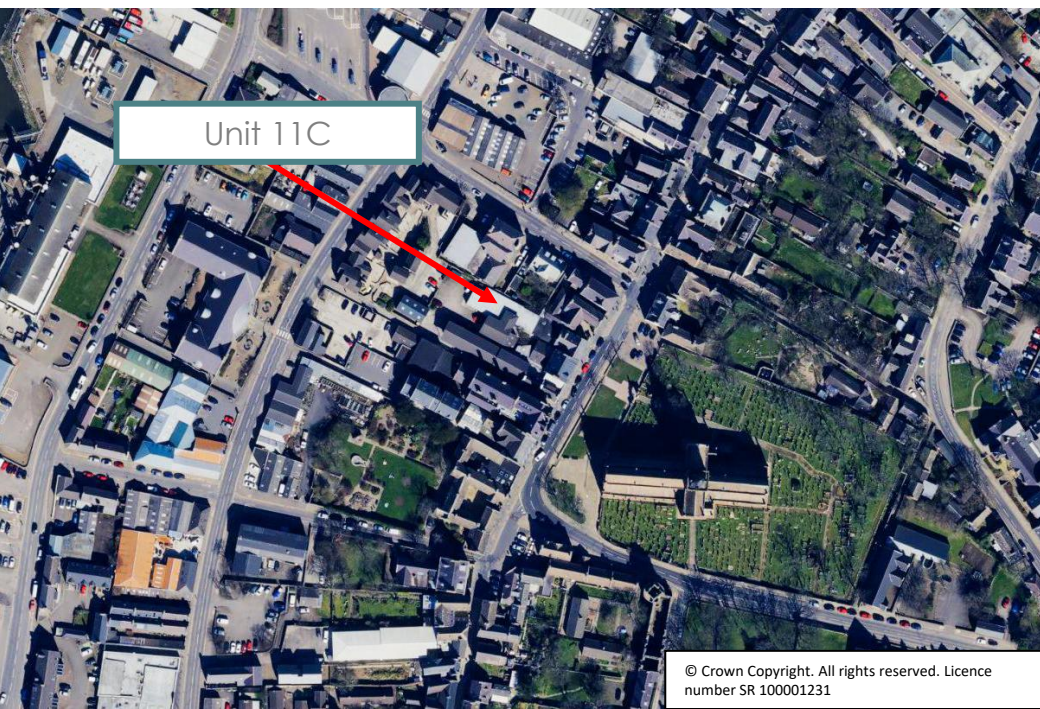
Price On Application

Formerly occupied by a dental practice, the property has been extensively refurbished to create a bright and welcoming reception and waiting area, supported by a well-organised suite of offices and supportive spaces. The internal layout is practical and flexible, benefiting from high-quality finishes throughout.

Subject to the necessary planning consents, and with the potential removal or repositioning of certain non-structural plasterboard partitions, the property offers exciting versatility. It may be suitable for a variety of uses including retail or craft premises, professional or creative offices, light manufacturing or workshop space, restaurant or café, gallery or exhibition space or other commercial or community uses.

Externally, the property benefits from two dedicated parking spaces, conveniently located to the side of the building with access from Junction Road, providing excellent practicality for staff and customers alike.





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LOCATION

Unit 11C Broad Street enjoys a prime town-centre position in the heart of Kirkwall, the vibrant capital of Orkney. Broad Street forms part of one of Kirkwall's most recognisable central areas, lined with a mix of independent shops, cafés, professional services, and local amenities—all just a short walk from the property. The location offers excellent pedestrian visibility and footfall, with convenient access to nearby public parking, bus links, and the surrounding retail streets. Its close proximity to Kirkwall's key civic and commercial buildings makes it an attractive base for a wide range of businesses seeking a prominent presence.

/// What3words : ///ringside.gripes.heightens



Thinking about selling?

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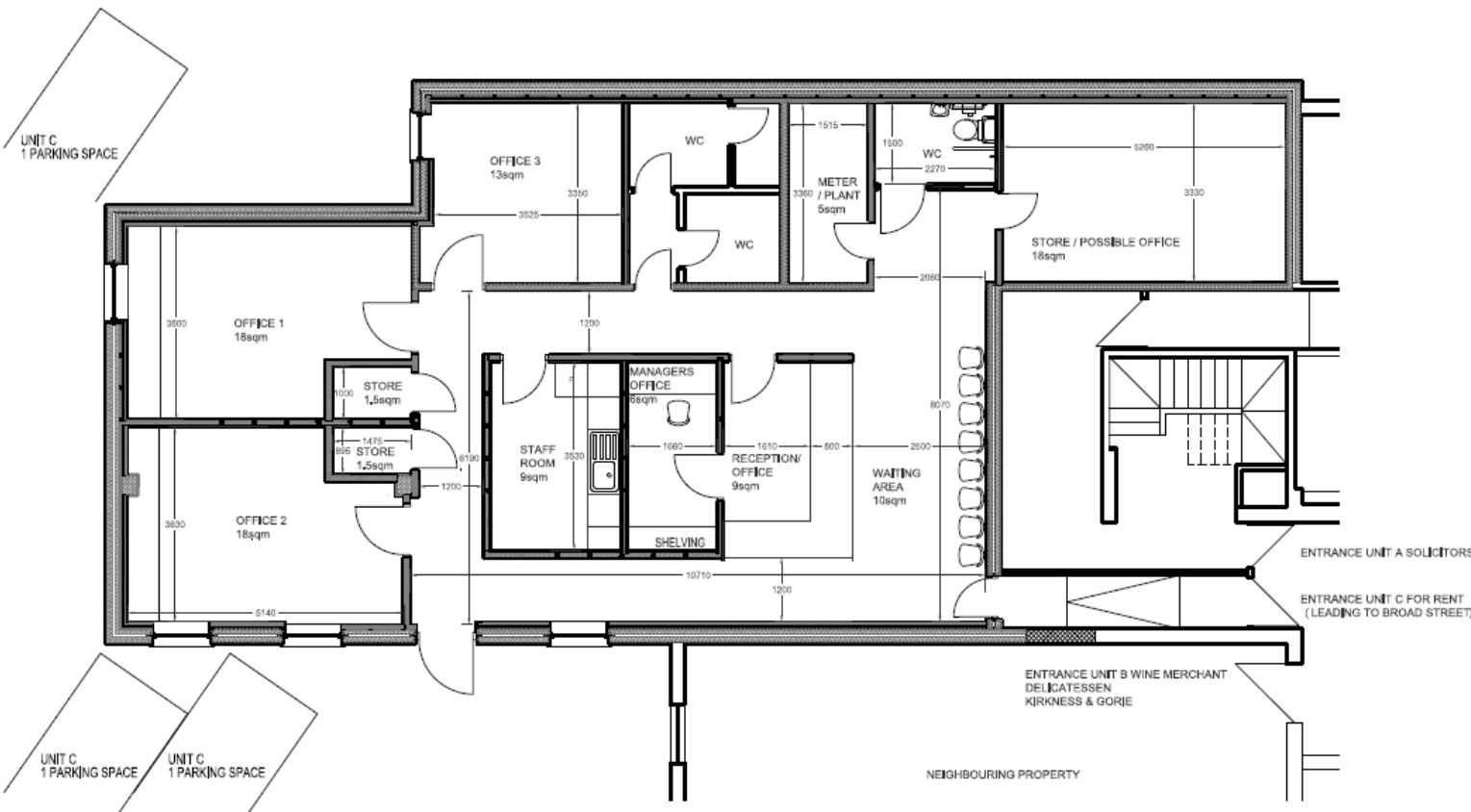


Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Services	Rateable Value	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80Mbps Mobile Network – Vodafone, EE, O2, 3	£8,400	N/A	Flexible