

Waterfront Gallery

LOWS

128 Victoria Street, Stromness, KW16 3BU





TAKE A LOOK INSIDE

Waterfront Gallery is a charming Category B Listed ground floor commercial property occupying a prominent position within the heart of Stromness Conservation Area. Rich in character and historical appeal, this unique waterfront premises offers an exceptional opportunity to acquire a well-established retail space in one of Orkney's most sought-after locations.

This presents an opportunity for a purchaser to acquire the premises and establish a new business venture subject to any necessary consents and permissions. The existing gallery business is being wound down as the Sellers retire. The business is not for sale and is not being offered as a going concern.

KEY FEATURES

- Category B Listed ground floor commercial premises, situated within Stromness Conservation Area
- Beautifully presented retail space
- Traditional stone fireplace and stone archway
- Characterful timber-lined interior with vaulted ceilings
- Store/packing room, staff room and WC
- Cellar storage accessed from rear courtyard (the cellar areas are understood to be subject to a risk of flooding due to the waterfront location)
- Shared courtyard, pier and slipway
- Electric storage heating and single glazed windows
- Unique opportunity within a popular tourist and local destination

EXTRAS

Additional items may be available by separate negotiation.

Offers Over £130,000

The accommodation is entered through an attractive and welcoming frontage, where two large display windows flood the principal sales area with an abundance of natural light while providing excellent visibility onto Victoria Street. Internally, the retail space retains a wealth of traditional features, including an impressive stone-built fireplace and a striking stone archway which leads through to the main exhibition space.

Beyond the entrance, the property opens into a series of interconnected display areas, each benefiting from the warm character of traditional timber-lined walls and vaulted wooden ceilings. A large rooflight further enhances the interior, creating a bright and inviting environment ideally suited for displaying artwork, crafts or retail goods. To the rear of the property are additional areas together with a store/packing room, staff room and WC facilities.

Externally, the property enjoys the rare benefit of access to a private shared courtyard to the rear, providing access to extensive cellar storage beneath the gallery. The courtyard also leads directly to the waterfront, where owners and occupiers benefit from shared access to a traditional pier and slipway, offering an exceptional waterside setting with uninterrupted views across Stromness Harbour and Scapa Flow. The courtyard, waterfront area and slipway are held in common ownership with the neighbouring properties and are shared on a four-way basis.











LOCATION

Waterfront Gallery enjoys a prime position on Victoria Street in the heart of Stromness, one of Orkney's most picturesque and historic towns. Located along the town's renowned waterfront, the property benefits from a highly visible setting overlooking Stromness Harbour, where a vibrant mix of local businesses, galleries, cafés, and visitor attractions create a thriving year-round community.

Stromness is a popular destination for both residents and tourists, celebrated for its charming flagstone streets, maritime heritage, and strong arts and cultural scene.

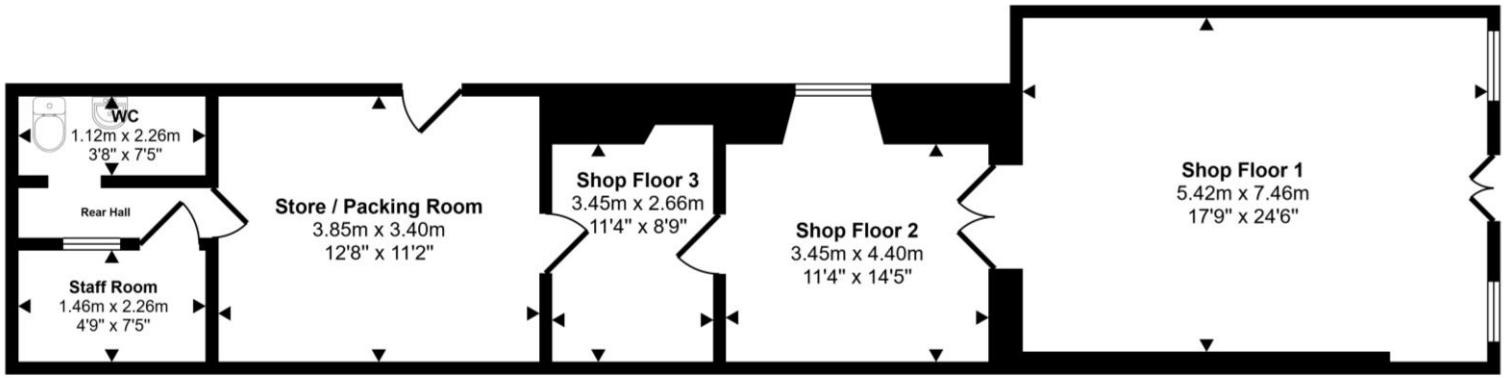
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Shared
Ground Floor Shop

Approx Gross Internal Area
59 sq m / 634 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Services	Rateable Value	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 59 Mbps Mobile Network – Vodafone, EE, O2, 3	£6,600	Band E	Flexible

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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.

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.