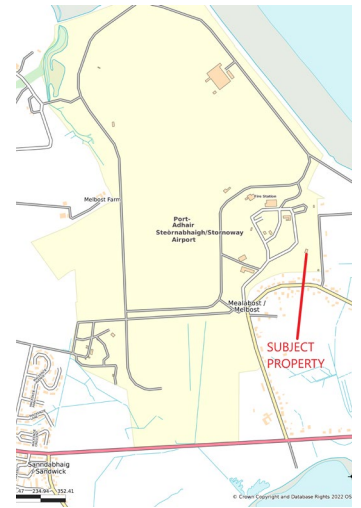




## Building No.29, Stornoway Airport, Stornoway, Isle of Lewis, HS2 OBN

- Floor Area: 180.81 sq m / 1946 sq ft or thereby
- In close proximity to Stornoway Airport
- Generous external yard area.
- Occupiers may qualify for 100% business rates discount





**LOCATION**

The subjects are located approximately 200m south east of Stornoway Airport Terminal Building. Stornoway Airport is located approximately 3 miles to the east of the town centre of Stornoway on the Isle of Lewis, Outer Hebrides.

The subjects enjoy good road transport links to Stornoway which is the principal town on Lewis and on the Western Isles. Stornoway also serves as the main ferry port. The airport also benefits from daily flights to and from Inverness and Glasgow.

**DESCRIPTION**

The subjects comprise a single storey industrial warehouse building (subject to planning) of traditional brick construction. The property also benefits from two large electrically operated roller shutter doors at either gable end to eaves height providing internal vehicle access.

Internally, the main industrial area is open plan in nature with ancillary staff facilities in a single storey projection.

There is also a generous external yard area with the majority of this surfaced in tarmac.

**ACCOMMODATION**

The Gross Internal Area of the subjects extends to 180.81 sq m / 1,946 sq ft or thereby. The overall site area of the subjects extends to approximately 0.60 acres / 0.24 hectares or thereby.

**SERVICES**

Servicing information to be confirmed.

**USE**

The current layout of the premises lends itself to warehouse/industrial type use. However, we have not had sight of any planning documentation in this regard. Interested parties should satisfy themselves that planning consent can be obtained for their intended use.

**RATEABLE VALUE**

£4,800.

Occupiers of the subjects may qualify for 100% business rates discount through the Small Business Bonus Scheme. Please note eligibility for this scheme varies between businesses and should be checked with the local council.

**SALE PRICE**

Price to be provided on application.

**SALE TERMS**

To be provided on application. Tenure is freehold.

**LEGAL COSTS + VAT**

Each party will be responsible for their own legal costs.

VAT applicable on all costs unless stated.

**EPC**

Current rating of 'G'.

**VIEWING**

4 Ardross Street  
Inverness  
IV3 5NN

**To arrange a viewing please contact:**



Callum Maclean  
Chartered Surveyor  
07803 896941  
Callum.Maclean@g-s.co.uk

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024