



## RETAIL/INDUSTRIAL

FORMER BAKERY PREMISES + 1 BEDROOM APARTMENT | FLOOR AREA: CIRCA 3,127 FT<sup>2</sup>  
QUALIFIES FOR COMMERCIAL RATES RELIEF | ALTERNATIVE USE, STP

**REDUCED PRICE**  
**£100,000, EXCLUSIVE OF VAT**

**SPRINGFIELD, WALLS, SHETLAND, ZE2 9PF**

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## LOCATION

Shetland is around 110 miles north of mainland Scotland, covers an area of 567 sq miles and has a coastline 1,679 miles long. Lerwick, the capital and largest settlement, has a population of 6,958 and more than a third of the archipelago's total population of 23,167 (2011 Census) people live in the town.

Oil reserves discovered in the later 20th century in the seas both east and west of Shetland have provided a much-needed alternative source of income for the islands. Shetland also has significant renewable energy resources, particularly in wind and tidal power, and there are plans for several large-scale renewable energy projects in the region.

The subjects are located to the west of Shetland in the small coastal village of Walls (circa 800 persons), approximately 25 miles northwest of Lerwick. It is easily access from the A971. There is a small harbour in close proximity and surrounding occupiers include Walls Shop & Fuel Station, Walls Regatta Sailing Club, Walls Public Hall, and the Woolly Wyvern Textile Studio.

## DESCRIPTION

The subjects comprise an attached commercial property arranged in part over one and a half storey. We understand the building was constructed during the early 1990's. The ground floor space has been purpose built as a bakery, whilst the first-floor accommodation provides a converted 1-bedroom apartment (previously a tearoom).

The former bakery premises has solid flooring throughout, with walls/ceilings being a mix of hygiene panels and painted surfaces. Artificial lighting is provided via integrated, or ceiling mounted fluorescent baton units, natural light enters the subjects via double glazed timber framed windows. There is no fixed form of space heating, however, there is an integrated ventilation/extraction system. There is also a dispatch store which has the benefit of a dock level loading door.

The first floor apartment is self-contained. There is a fairly wide concrete stairwell with stairlift. The first floors are formed in concrete and the walls/ceilings have papered or painted finishes. The windows are of timber casement double glazed or Velux designs. The accommodation provides an open plan living room/kitchen, bedroom and shower room.



## FLOOR AREAS

The accommodation and gross internal floor areas are summarised within the table below:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Main bakery zone, confectionary baking room, store, office, staff welfare facilities and cold storage areas	250.39	2,695
First Open plan living room/kitchen, Bedroom and Shower room	40.15	432
<b>Total:</b>	<b>290.54</b>	<b>3,127</b>

## RATEABLE VALUE

Current NAV/RV of £4,550 as of 1<sup>st</sup> April 2023.

## EPC

Details available on request.

## PLANNING

The property has until recently been operated as a commercial bakery (now ceased trading) with staff accommodation above.

Subject to appropriate planning consent, the property could suit a range of uses. There may also be redevelopment potential for other uses.

Please contact the marketing agents to discuss any proposals.

## SALE PRICE

Our Client's Heritable Interest (Scottish equivalent of English Freehold) with the benefit of vacant possession is available with Offers over **£200,000 exclusive of VAT**, sought.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.











**For further information or viewing arrangements please contact the sole agents:**

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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