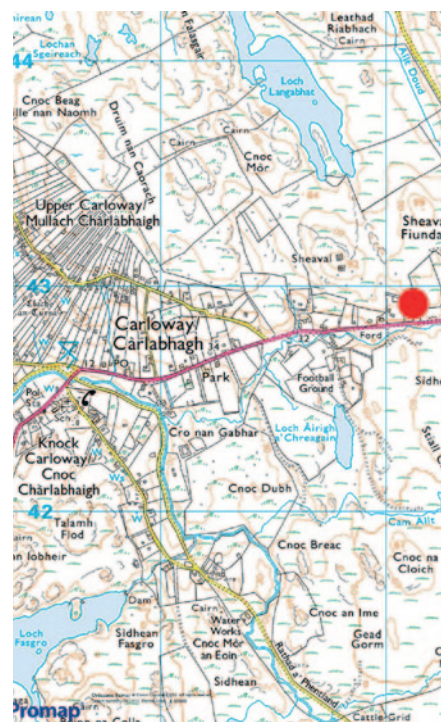




Unit 2 Carloway Industrial Estate, Isle of Lewis

The premises form a mid-terraced unit offering workshop/storage space.

- Mid-terraced business unit
- G/a: 66.70 sq. m/718 sq. ft. or thereby
- Rental: £2,000 per annum
- Sale price: Offers over £15,000
- On the instructions of Highlands and Islands Enterprise





LOCATION

The premises form part of the development carried out by HIE Innse Gall, in Carloway on the Isle of Lewis. Carloway is situated on the west side of Lewis, approximately 24 miles northwest of Stornoway. There are good road transport links to Stornoway which is the main town and ferry port on Lewis which is also served by the main regional airport. All facilities are readily available either in Carloway or nearby Stornoway.

DESCRIPTION

The premises form a mid-terraced unit offering workshop/storage space. Construction is of traditional cavity concrete block and render walls with a solid concrete floor slab under a pitched roof clad in slate. The premises benefit from 3 dedicated car parking spaces to the front of the unit.

ACCOMMODATION

The Gross Internal Floor Area extends to 66.70 sq. m/718 sq. ft. or thereby.

SERVICES

The premises are connected to mains water and mains electricity with drainage being to the main sewer. Heating is by way of electric night storage heating.

LEASE TERMS

The property is available for lease for a minimum period of 5 years or longer on a Full Repairing and Insuring terms. Lease period in excess of 5 years will be subject to 5 yearly Rent Reviews. The use of the property will be restricted for uses falling within Use Class 2 and 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RENTAL

A rental of £2,000 per annum is sought.

SALE PRICE

Offers over £15,000 are sought.

GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic, social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

LEGAL COSTS

The incoming tenant or purchaser will be responsible for the Landlord's reasonable legal costs in preparing the lease, any LBTT and the cost of registration of the lease.

ENTRY

By mutual agreement

ENERGY PERFORMANCE RATING

Band F

To arrange a viewing contact:



Kenny McKenzie

Surveyor

kenny.mckenzie@g-s.co.uk

01463236977



Callum Maclean

Graduate Surveyor

callum.maclean@g-s.co.uk

01463 701 884

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.
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6. Date of Publication: January 2018