Western Isles Properties Ltd

10 Shell Street, Stornoway
Isle of Lewis, HS1 2BS

Rent Negotiable

A rare opportunity has arisen to lease a highly visible commercial property in a prominent and commanding location minutes from Stornoway town centre. The property affords opportunity for an extensive operation with substantial office working accommodation at first floor level and the potential for a diverse range of commercial, warehouse or distribution facility at ground level. It presents an excellent possibility for a new occupier or investor to re-develop and enhance the existing scaleable facility which has been run as a brewery producing cask ale and filtered beer in bottles. Distinct set of brewery plant and install components is currently on site. There is also a fully equipped bar and lounge area. The subjects are of traditional steel truss framework construction with block and brick elevations under a pitched and lined roof. Private parking area is available. Rent is negotiable.

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Ground Floor Accommodation

Main Entrance Reception Area:
Allowing pedestrian access to first floor generously laid out multiple office accommodation including board room, toilet and kitchen facilities. There is also provision for alternative access to all ground floor space.

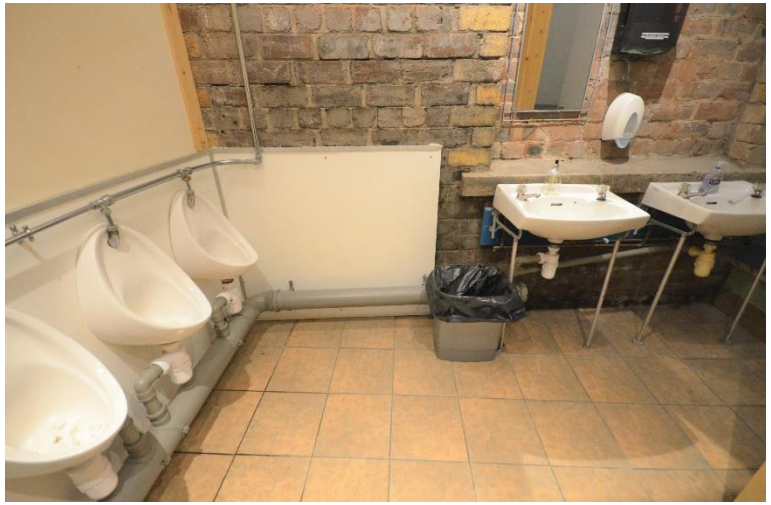
Front Aspect Secondary Reception Area: 3.32m x 3.15m
Leads to bar area.

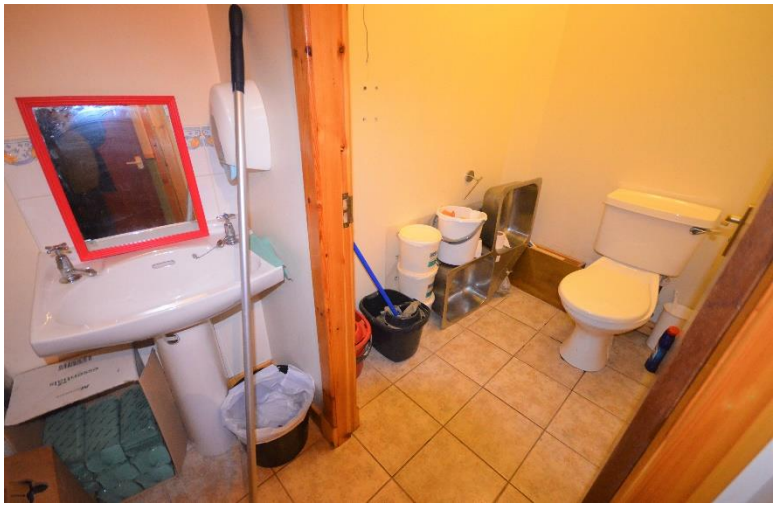
Bar Area: 8.38m x 4.59m
Fully equipped real and craft ale bar with provision to serve cask ales and bottled beers.

Large Storage Unit: 26m x 11m
Wide entrance roller shutter steel door with electronic hoist. Further side aspect and front aspect exterior doors. Concrete floor. Loft space available. Currently fully equipped to produce cask ale and filtered beer in bottles.

Lounge/Sitting Area: 5.92m x 4.20m

Located off the bar area. Offers optional uses.





Staff Toilets & Facilities

Gents Toilets: 3.01m x 2.34m

3 urinals and 2 wash basins.

Separate enclosed toilet.

Ladies Toilets: 2.17m x 1.73m

First Floor Accommodation

Multi Office Space:
Office 1: 4.09m x 3.65m
Front aspect with multiple workstation points.
Office 2: 3.77m x 3.17m
Built in storage cupboard. Multiple workstation points.
Office 3: 5.47m x 3.76m
Board room facility. Loft storage Multiple work stations.
Office 4: 4.20m x 3.50m
Front aspect with multiple workstation points. Built in storage cupboard.
Office 5: 4.05m x 3.14m
Front aspect with multiple workstation points. Built in storage cupboard.
Office 6: 8.31m x 4.90m
Front aspect large open plan office accommodation with multiple work station points.

Staff Kitchen Facilities: 3.13m x 2.69m

External

Private Parking Area:
Adjacent to the property

The Property Ombudsman

The above details are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.

Bar Area

Open Plan Floor Space

Open Plan Floor Space

Office Space

Office Space

Office Space

Office Space

Staff Toilet

Staff Toilet