Western Isles Properties Ltd

37 – 39 Point Street, Stornoway, Isle of Lewis, HS1 2XF

Offers over £145,000 are invited

We are pleased to welcome to the commercial market this 2.5 storey end terrace prominent multiple office building providing potential flexibility of subdivision into smaller units. The property is located within the coveted pedestrianised thoroughfare on Point Street and could also provide potential for residential conversion at 1st and 2nd floor level subject to planning consent. The much flexible accommodation also lends itself to the potential for a home and income lifestyle business throughout a mixed commercial and residential model.

External walls are predominantly solid stone with smooth cement finishes and granite slab finishes. The roof is pitched, timber framed, sarked and finished on top with slates.

Windows are of double glazed UPVC design throughout.
Heating is by way of electric storage and panel heater.
Mains water, electric and drainage.
Accommodation comprises ground floor entrance vestibule, entrance hall, office 1. First floor comprises landing, reception, inner hall, toilet, kitchen, office 2, stationary room and store. 2nd floor comprises landing, office 3, office 4, office 5, 2 stores and toilet.

If the level of pre-market interest is anything to go by, we expect immediate keen interest in this flexible property as the successful buyer will benefit from being able to fully exploit the size and accessibility of the property.

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Ground Floor

Office 1: 5.96m x 4.87m

Full frontal wall to wall double glazed uPVC window with vertical blinds. 1 x side aspect double glazed UPVC window with vertical blinds. Multiple square ceiling flush lights. Emulsioned walls. Fire door. 2 x storage heaters. Fitted carpet.

Entrance Hall:

Leads from entrance vestibule then onto impressive sweeping 3 flight cast iron and oak original stairway.

First Floor

Landing/ Reception Area

Allows access to all front floor rooms including reception desk. Partial wall fitted with thick feature glass blocks providing visual obscuration whilst admitting some light.

Kitchen: 4.95m x 2.40m

Rear aspect crittal design high level windows. Fitted units with stainless steel sink. Strip lighting. Extractor fan. Fire door. Fitted vinyl flooring.

Toilet: 2.24m x 1.99m

Rear aspect crittal design high level windows. 2-piece toilet with inset washbasin. Fire door. Fitted vinyl flooring.

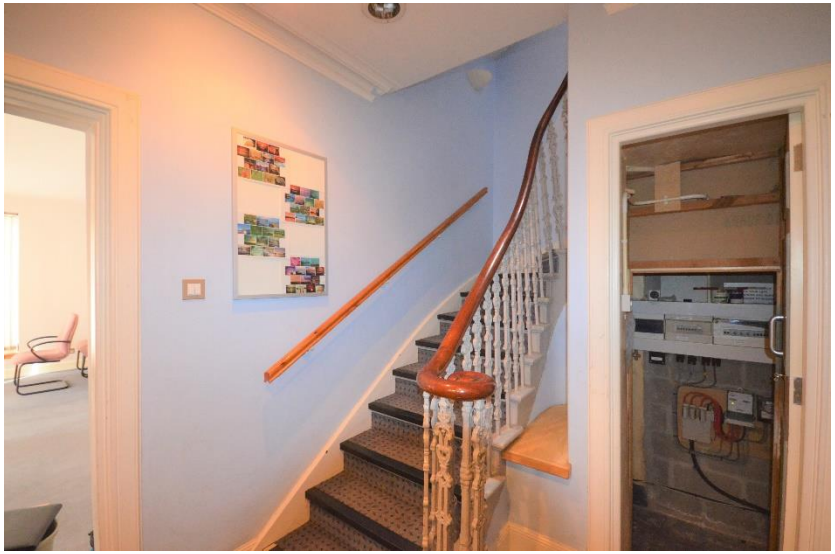
Office 2: 14.86m x 4.94m

4 x front aspect double glazed UPVC windows. Open plan “U” shape multiple office space and workstations. Multiple square ceiling flush lights. Fire Door. 3 x storage heaters. Fitted Carpet.

Store: 3.78m x 1.70m

Walk-in shelved storage room. Fire door.

Second Floor



Top Landing:

Rear aspect Velux roof light. Allows access to all 2nd floor rooms.

Toilet: 2.29m x 1.46m

Rear aspect Velux roof lights. 2-piece toilet suite. Extractor fan. Fire door. Fitted Vinyl flooring.

Office 3: 5.01m x 3.88m

Front aspect double glazed UPVC window. Coombed ceiling. Fire door.

Storage area. Fitted carpet. Multiple square ceiling flush lights.

Walk-in Storeroom:

Shelved area. Fire door.

Office 4: 4.21m x 2.03m

Front aspect double glazed UPVC window. Panel heater. Fire door. Fitted carpet.

Office 5: 4.95m x 3.86m

Front aspect double glazed UPVC window. Coombed ceiling. Fire door.

Storage heater. Fitted carpet.

Storeroom: 2.24m x 1.58m

Rear aspect Velux roof light. Optional small office. Fitted vinyl flooring.

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.

Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.