



Lucano, 31-33 Victoria Street, Kirkwall, Orkney, KW15 1DN

Offers Over £395,000

Nestled in the heart of Kirkwall, 31-33 Victoria Street presents a rare opportunity to own a thriving Italian restaurant with a substantial development opportunity which is positioned alongside. This substantial property, brought to the market by K Allan Properties, boasts a prime location alongside the iconic St Magnus Cathedral, making it a hotspot for locals and tourists alike.

With a spacious interior that can comfortably seat 55-60 dining guests, this restaurant provides the perfect setting for culinary experiences and social gatherings. The fully equipped catering kitchen ensures that every dish is prepared to perfection, catering to the discerning tastes of patrons.

Beyond its current success, this property offers room for expansion or the potential to convert part of the space into a residential dwelling, providing a versatile investment opportunity. Whether you're looking to continue the legacy of this beloved restaurant or explore new possibilities, 31-33 Victoria Street is a property brimming with potential.

Don't miss out on the chance to own a piece of Kirkwall's vibrant culinary scene. Embrace the opportunity to own a restaurant in a prime location, where history meets modernity, and where the aroma of delicious Italian cuisine fills the air.

BUYER OPTIONS

The seller is open to discussions around options with regards to purchasing the business and properties. Please discuss this with Karen at K Allan Properties.

LOCATION

Orkney is positioned at the North of Scotland and has a thriving tourism economy, recognised as a desirable place to live and raise a family.

Fully equipped kitchen

- Bar area
- Coffee machine
- Walk in fridge and freezer
- Walk-in dry stores
- Customer and staff toilets
- Office and staff toilet on the first floor
- Presently open from 7.30 am - 9pm
- Adjoining 1stb and 2nd floor development opportunity

RATEABLE VALUE - £15,250

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your

property sale, combined with receiving the best customer service, we would love to help.

VIEWINGS

By appointment only, arranged through K Allan Properties.

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info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

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DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

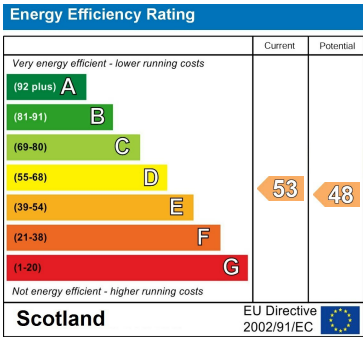
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.