



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

Fixed Asking Price £280,000



Lucano

Lucano

Open Daily
7.30am - 9.00pm

01856 875687
lucanoplace@gmail.com

Find us on



Lucano

CAFFÈ
RISTORANTE
PIZZERIA

STAFF WANTED
Cooks, Servers
and
Kitchen Staff required.

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lucanoplace@gmail.com

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Orkney, KW15 1DN

- THRIVING BUSINESS OPPORTUNITY
- GREAT LOCAL REPUTATION
- TOWN CENTRE POSITIONING
- OPTION TO LEASE WITH A VIEW TO BUYING THE BUSINESS
- VIEWING IS HIGHLY RECOMMENDED
- GROWTH FOR ADDITIONAL RESTAURANT SPACE OR RESIDENTIAL DEVELOPMENT OPPORTUNITY ALONGSIDE
- TOURISM HOT SPOT WITH HEAVY FOOT FALL TRADE
- OPTION TO SPLIT THE PROPERTIES (BUSINESS MUST GO FIRST)
- CONTACT KAREN TO DISCUSS IN MORE DEPTH

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.



BUYER OPTIONS

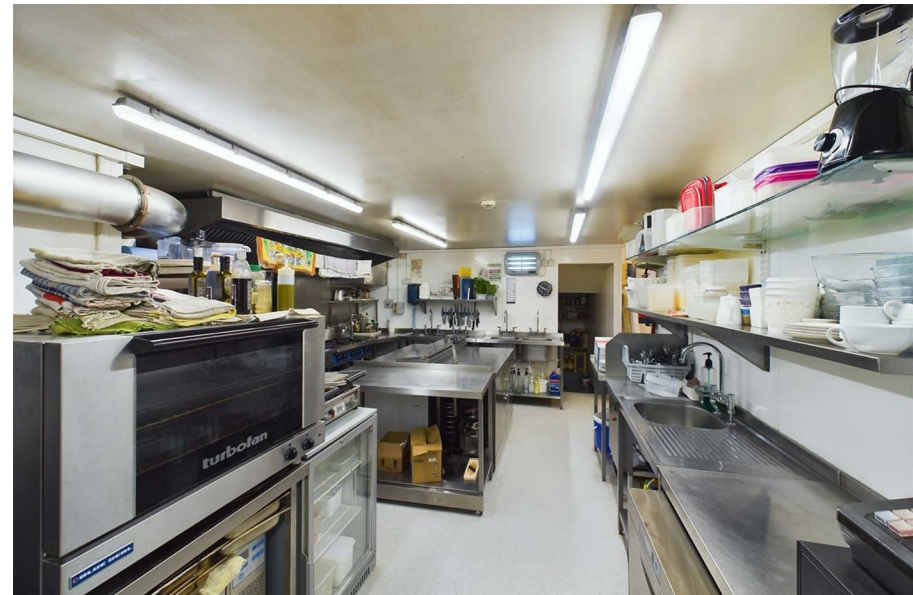
LOCATION

RATEABLE VALUE - £15,250





Directions

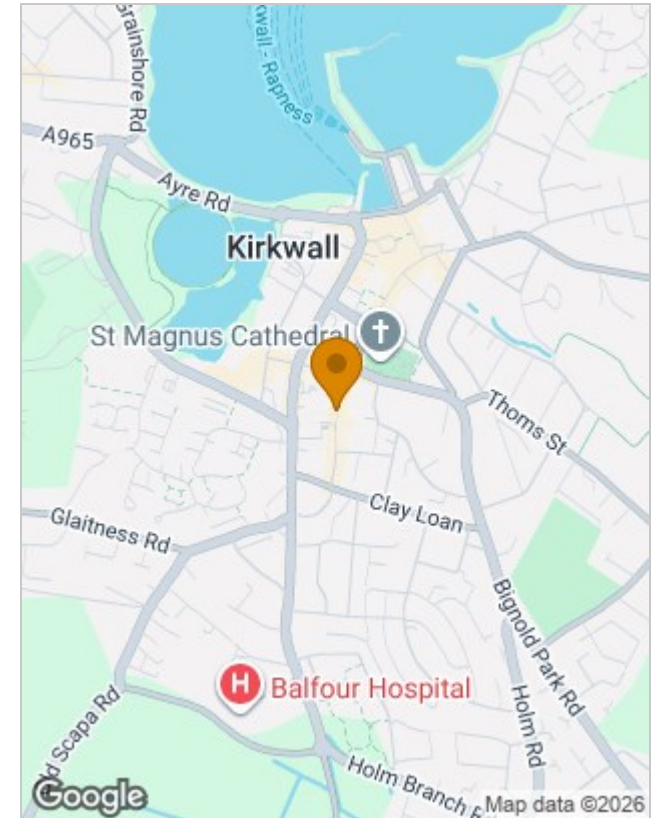




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	48
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>