ALLAN PROPERTIES

# Former Munro's Motor Premises, Scotts Road, Hatston Industrial Estate, Kirkwall, KW15 1GR

## Offers Over £280,000

Munro's Garage & Commercial Premises

An exciting opportunity to acquire a substantial former garage, situated within a well-established and sought-after industrial estate.
The property comprises three separate buildings, including the main garage/workshop building and two additional substantial commercial units, offering excellent flexibility for a variety of business uses. The premises can be purchased together, or separately.

The principal workshop was previously utilised for vehicle servicing, repair and tyre fitting operations, making it an ideal proposition for those wishing to establish or expand an automotive business.
The additional buildings offer further potential for a range of commercial enterprises, including vehicle body repair or painting services, storage, light industrial use, manufacturing, trade businesses, or other commercial ventures, subject to any necessary consents.

Occupying a prime position within a busy industrial estate, the property enjoys excellent accessibility, making it an attractive base for both established operators and new business start-ups

## SERVICES

Leasehold:
Electricity: Mains
Water: Mains
Drainage: Mains
Heating: Energy efficient panel heater
Rates - Garage £6900, Store 1 £3,250, Store 2 £3,650

Presented to the market as a bundle, however there is an option to split

Lot 1. Main garage/workshop,office,toilet electric roller door - Offers over £150,000
Lot 2 garage/workshop with 2 electric roller doors,inspection pit - Offers over - 70,000
Lot 3 garage/ workshop with toilet,electric roller door,inspection pit - Offers over £100,000

## 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.
Call 01856 876377 or email info@kallanproperties.co.uk

## OFFERS

K Allan Properties
Watergate
Kirkwall
KW15 1PD
OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

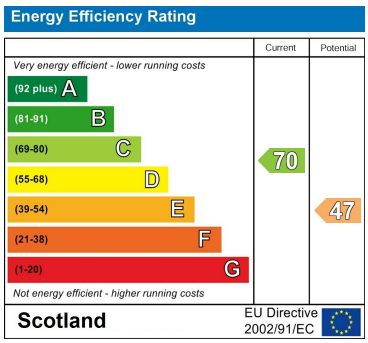
## DISCLAIMER

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

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