

# **DEREK MACKENZIE**

## **Solicitor & Estate Agent**

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**Commercial Property for Sale**  
**Macaskill Home Stores**  
**Caberfeidh Road**  
**Stornoway**  
**Isle of Lewis**  
**HS1 2SE**

**Valuation Report Available**  
**Price on Application**

An excellent opportunity has arisen to purchase the former Macaskills Homes Store premises in the town of Stornoway on the Isle of Lewis. These premises have recently been used for retail and storage purposes and offer great potential for further development, separately or jointly.

The middle and right hand side building is a semi-detached, 1.5 storey property and extends to approximately 587.8sqm and comprises shop floor and showroom, W.C., office, workshop and warehouse. There is a showroom and warehouse on the first floor. There is ample, tarred parking to the front and the potential for further parking to the rear.

The left hand building is a terraced 1.5 storey, industrial style property and extends to approximately 1184.0sqm and comprises showroom/warehouse, W.C.s and kitchen on the ground floor and large warehouse on the first floor. There is ample parking to the front of the building.

Services to the properties include mains gas, water and three phase electricity. Heating is partial and is a combination of oil fired and night storage heaters.

Both properties are centrally located in a primarily commercial area all amenities nearby.

Viewing is by appointment only and is highly recommended to fully appreciate these properties.

## **Middle and Right Hand Side Building – (Shop Floor Show Room and Storage)**

### **Shop Floor and Showroom**





### Storage Area

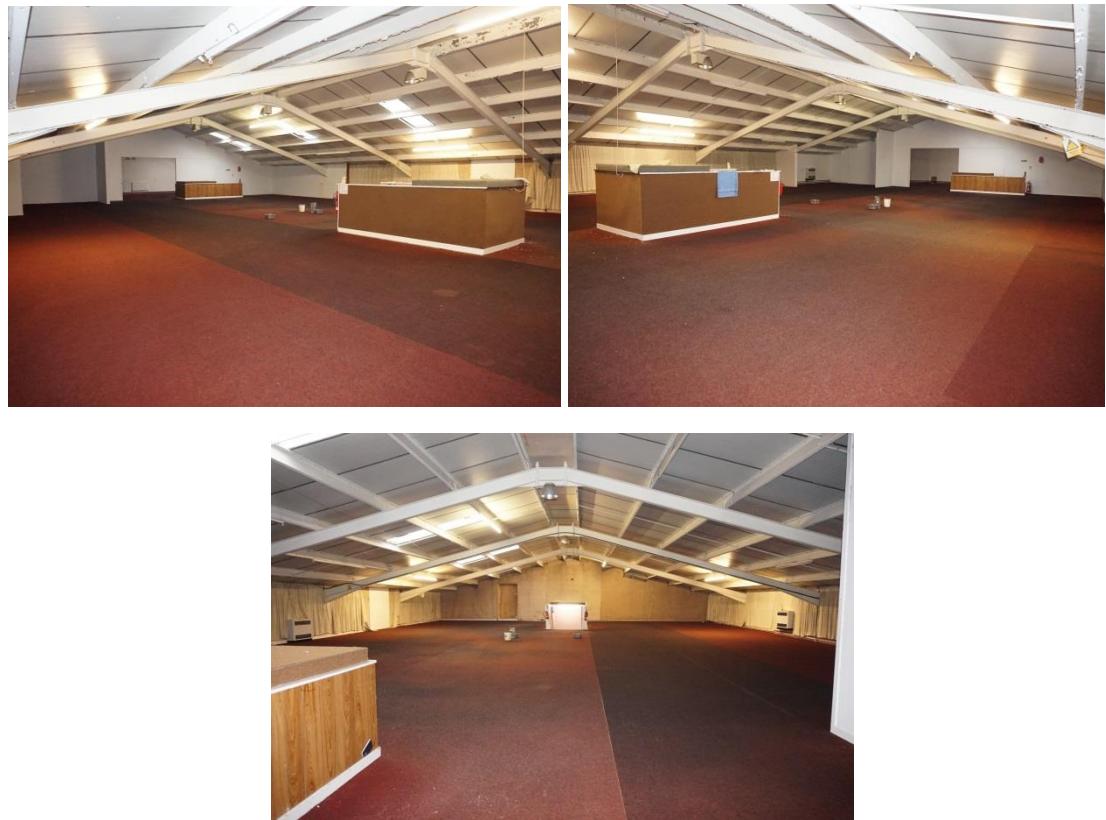


### Left Hand Side Building (Formerly used as a Shop/Showroom & Storage Space)

#### Ground Floor



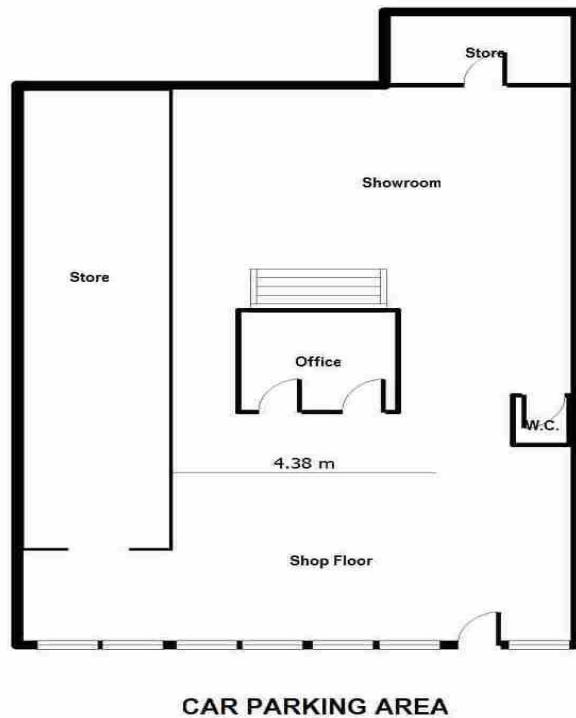
## First Floor



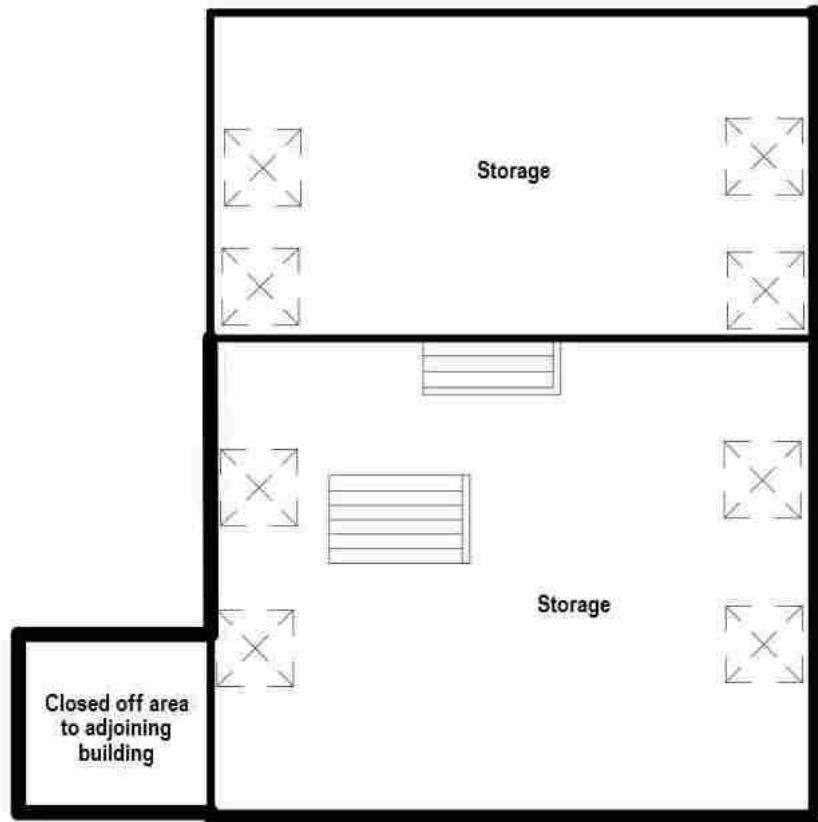
## FLOOR PLANS

### Middle & Right Hand Side Building

#### Ground Floor



## First Floor



## **Left Hand Side Building**

### **Ground and First Floor**



### **Additional Information**

EPC Rating: Band E

Council Tax Rates Per Annum - £25,500 (this figure is for both buildings).

The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**