

**SWAINBOST FILLING STATION,
28 SWAINBOST, NESS, ISLE OF LEWIS
HS2 0TA
OFFERS OVER £80,000**

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**DEREK MACKENZIE
SOLICITORS**



**FOR
SALE**

A rare opportunity has arisen to purchase this busy Grocery Store & Filling Station currently run as a successful local business and located in the thriving village of Swainbost, Ness.

**DEREK MACKENZIE SOLICITORS
& ESTATE AGENTS**

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A rare opportunity has arisen to purchase this busy Grocery Store & Filling Station currently run as a successful local business and located in the thriving village of Swainbost, Ness.

The store has two stock areas and is a licenced Newsagent and Grocery Shop providing a large variety of products including fresh meat and vegetables, fresh bread, frozen food and sundries. A range of fuel is offered in the form of diesel, petrol, gas and coal. Stock available to purchase by separate negotiation

The main town of Stornoway is approximately 25 miles away.







Additional Information

Viewing is strictly by appointment only

EPC Rating: Band G

Internal Area: 131.61m²

Measurements

Shop Floor - 14.92m x 7.00m

Shop area with front and side windows with aluminium sheeting, strip-lighting, shelving and tiled flooring throughout

Stock room 1 - 1.97m x 1.81m

Wash hand basin with electric hot water facilities, shelving, exit door and tiled flooring

Stock Room 2 - 1.93m x 1.82m

Built in shelving and tiled flooring

W.C. - 1.81m x 1.74m

W.C with handrail, wash hand basin and tiled flooring

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

Director: Derek Mackenzie

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