



35 – 37 North Road,  
Lerwick, Shetland, ZE1 0NT  
Offers in the region of £180,000



### Overview

This large retail unit, situated at the north end of Lerwick in a popular shopping area, could be an ideal business development opportunity. The current use of the property is as Jacky's party shop.

The property is situated opposite Frank Williamson's DIY store and the Toll Clock Shopping Centre. There is an Indian Restaurant next door and Dentist, Complementary Health Clinic and Co-op Supermarket nearby. The premises are within easy walking distance of Bell's Brae School, Clickimin Leisure Centre and the proposed new Anderson High School, due for completion in April 2017. There are also plans for significant further housing development in the Staney Hill area.

The premises are open plan with three main display areas, an office, toilet, tearoom, storage and workshop space. The total floor area extends to approximately 260 square metres. There are large display windows facing onto the North Road. There is parking at the rear of the property for approximately 5 vehicles.

The property could easily (subject to permissions) be adapted to form offices if desired for that purpose by a prospective purchaser.

### Accommodation

Entrance area	6.08m x 3.75m
Main Display Area	8.24m x 6.34m
Middle Display Area	7.24m x 3.55m
Back Display Area	6.77m x 6.12m
Office	3.81m x 2.83m
Store Room 1	14.75m x 6.13m
Store Room 2	6.86m x 6.70m
Store Room 3	4.10m x 2.55m
Toilet/shower room (+ shower cubicle)	1.99m x 1.76m
Kitchen/Laundry/Staff room	3.84m x 3.40m

### Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

### Entry Date

Negotiable.

### Energy Performance Certificate

The EPC Rating for the property is G.

### Offers

All notes of interest and offers should be made to:-

Inksters - Solicitors, The Exchange,  
142 St. Vincent Street, Glasgow G2 5LA

Tel: 0141 229 0880 Fax: 0141 229 0550  
e-mail: [property@inksters.com](mailto:property@inksters.com)

### Contact

T: 0141 229 0880  
F: 0141 229 0550  
[property@inksters.com](mailto:property@inksters.com)

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The Exchange  
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### Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

### Mobile Service

Shetland Property list sent to your mobile:  
Text inksters to 84840 (costs normal rate)  
Or scan the QR Code

