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FOR SALE

Offices
Earls Palace Dentist
Watergate
Kirkwall
KW15 1PD



- Office premises in central Kirkwall
- Net Internal Area – 390.65 sq m (4,205 sq ft)
- Offers in the region of **£250,000** are being sought.
- Property is being sold on the behalf of the Trustee in the Sequestration of the firm of John G Barry and Maria R Barry

LOCATION

The subjects are located in an historic area of Kirkwall, adjoining the Sherriff Court, on the grounds of the Bishop and Earls Palaces adjacent to St Magnus Cathedral. Kirkwall is the largest town on the islands of Orkney located 16 kilometers from mainland Caithness. The island is connected to the mainland through regular ferries and air links through Kirkwall airport.

DESCRIPTION

A grand two storey office premises of traditional stone construction under a pitched and slated roof. The property was previously operated as a dentist. Many of the attractive historical features of the property remain intact.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give a net internal area of 390.65 sq m (4,205 sq ft) comprising

- Ground Floor – reception, waiting area, 6 offices, store, WC
- First Floor – 6 offices, large open plan staff room/office, store, WC

SERVICES

Mains electricity, water and drainage are installed. Heating is provided through electric wall mounted heaters.

RATEABLE VALUE

The property is entered in the Valuation Roll as follows: £24,250

ENERGY PERFORMANCE CERTIFICATE

Available on request.

PRICE

Offers in the region of **£250,000** are being sought for the property.

Please note that the site is being sold on behalf of the Trustee in the Sequestration of the Firm of John G Barry and Maria R Barry. He acts as agent and without any personal liability. As is normal in sales by insolvency practitioners, any sale will be without warranties or indemnities and shall otherwise be on standard insolvency terms.

DESIGNATION

The property has been designated as a category C listed building under the reference LB46010 for further information please visit www.historicenvironment.scot. The property is also located within the Kirkwall conservation area, further details of which can be found via the council website at <http://www.orkney.gov.uk/Service-Directory/C/conservation-areas.htm>

VIEWING AND FURTHER INFORMATION

All enquiries are to be through the joint agents:

Allied Surveyors Scotland
Lyle House
Fairways Business Park
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