

**FOR SALE**  
**Offices**  
**Great Western Road**  
**Kirkwall**  
**KW15 1QS**



- Office premises in central Kirkwall
- Net Internal Area - 143.72 sq m (1,452 sq ft)
- Offers in the region of **£150,000** 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 close to the town centre of Kirkwall on Great Western Road. 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

The subjects comprise a two storey self-contained office building of roughcast block construction under a pitched slate clad roof. The property was previously been used as a dentist and a jeweler.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition May 2015 to give a net internal area of 143.72 sq m (1,450 sq ft) comprising

- Ground Floor – reception, waiting area, 2 offices, WC, store
- First Floor – 5 offices, WC, store

## SERVICES

Mains electricity, water and drainage are installed. Heating is provided through an oil boiler.

## RATEABLE VALUE

The property is entered in the Valuation Roll as follows: £9,900.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## PRICE

Offers in the region of **£150,000** 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.**

## VIEWING AND FURTHER INFORMATION

All enquiries are to be through the joint agents:

**Allied Surveyors Scotland**  
Lyle House  
Fairways Business Park  
INVERNESS  
IV2 6AA  
T: 01463 239 494

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