



ORKNEY
ISLANDS COUNCIL

Property for Lease

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6 Broad Street, Kirkwall, KW15 1NX

Two storey property with attic floor, extending to approximately 210.79sqm Net Internal Area. Suitable for a range of uses including business, office, retail and workshop or studio subject to obtaining appropriate statutory permissions.

Offers over £27,000 per annum.



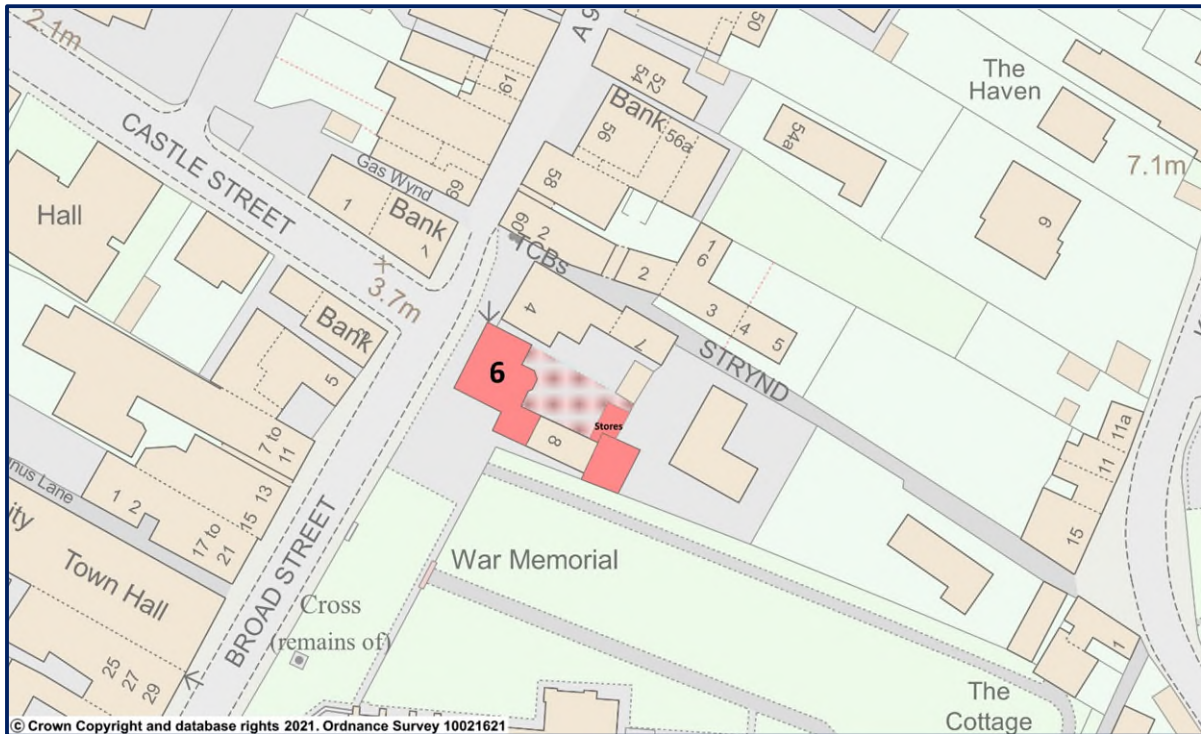
Address

6 Broad Street, Kirkwall KW15 1NX.

Location

The premises are located at a prominent position in the heart of Kirkwall.

Site Plan



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Description

6 Broad Street is located in the heart of Kirkwall and in addition to the main building which lends itself to a number of uses. The premises include part of the rear courtyard and two stores. The premises are on the main public thoroughfare and occupy a prominent town centre site.

Accommodation

The following space is available:

Ground Floor – one large room opening into smaller side room, toilet and two stores.

First Floor – three rooms (offices) and two toilets.

Second Floor – three rooms (offices) and two toilets.

Services

Mains water, electricity and drainage are provided. The tenant will be responsible for maintaining services and supplies.

Energy Performance Certificate

Energy Performance Certificate prepared in December 2020.

The building is rated G (A = Excellent and G = Very Poor).

Policy

Requests to lease these premises may require to be referred to the relevant Council committee for a decision. Prospective tenants may be asked to provide information to assist the Council in determining any request to lease its premises.

The Council reserves the right to decline requests to lease its property.

Planning and Permitted Use

Permitted uses are governed by current Council policy, which is subject to change without notice.

Viewing

Viewings will be carried out in accordance with current Covid-19 Guidelines. Interested parties should contact the Estates Team during normal office times to discuss arrangements.

Email: property@orkney.gov.uk.

Telephone: 07584884761.

Lease Term

Negotiable.

Rent

Offers over £27,000 per annum on Full Repairing terms are invited.

Offers over £31,000 per annum on Internal Repairing terms will be considered.

VAT

Not applicable.

Entry

Entry is available by negotiation.

Insurance

The Council has insured the premises under a block building insurance policy and tenants will be responsible for the annual premium determined by the Council's insurer.

Tenants are responsible for arranging their own contents insurance.

Rateable Value

The tenant shall be responsible for rates. The Rateable Value is set by the Assessor and will be determined prior to commencement of a lease. The current rateable value is £12,900.

General

It is considered that the subjects have the potential for a number of uses. Prospective tenants should satisfy themselves in this regard with the local Planning Service prior to making an offer.

For planning advice please contact a Planning Adviser on 01856873535 or email: planning@orkney.gov.uk.

Submitting an Offer or Making an Enquiry

All interested parties should contact the Estates Manager, Corporate Services, Orkney Islands Council, School Place, Kirkwall, Orkney KW15 1NY.

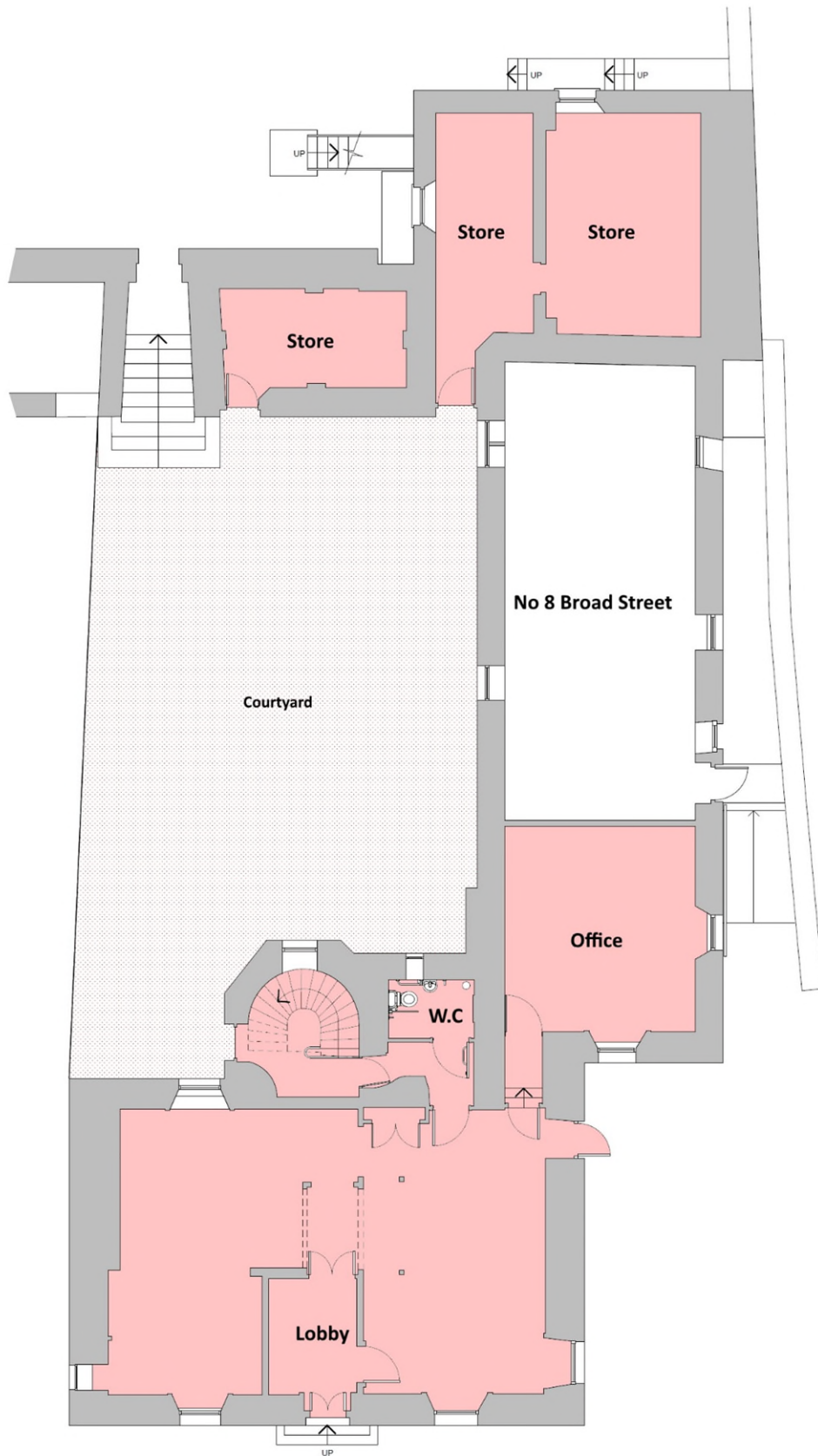
Legal

Whilst the foregoing particulars are believed to be correct their accuracy is not warranted.

The Council reserves the right to fix a closing date. Interested parties are advised to have their Solicitor note their interest with Orkney Islands Council.

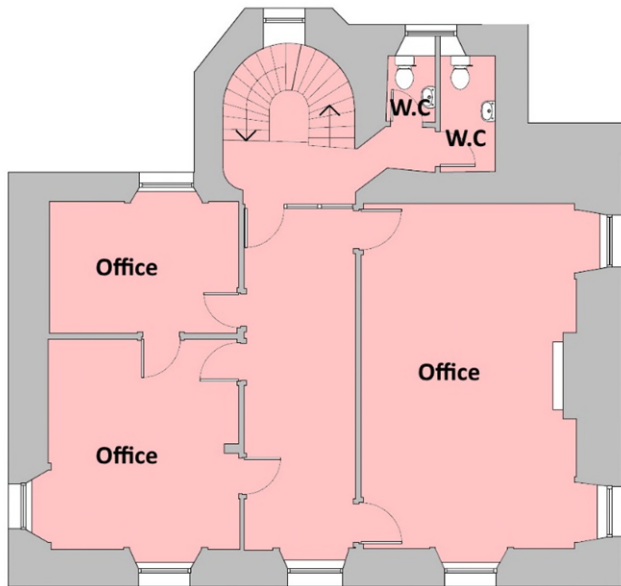
Ground Floor Plan

Ground Floor Plan.



First and Second Floor Plans

First Floor Plan.



Second Floor Plan.

