



Frozen Food Centre, 34 Bridge Street, Kirkwall, KW15 1HR  
**FOR SALE – Offers over £360,000**

## 34 Bridge Street, Kirkwall, KW15 1HR

- Desirable, central location
- Iconic Kirkwall building
- Huge potential for future development
- Fantastic storage options
- Opportunity to purchase a Car Park and Ground by separate negotiation

Situated at 34 Bridge Street, a prominent building in the heart of Kirkwall's historic town centre has been operating for the past 50 years as a locally run and successful frozen food centre. This unique opportunity offers a business premises in a thriving town, attracting both locals and tourists, located on the main shopping street of Orkney's capital, which was awarded Scotland's Most Beautiful High Street in 2019.

The building offers accommodation across three different sections, each with varying heights. The front section is three storeys high, the middle section is 2.5 storeys high, and the final section is 1.5 storeys high. The original ground floor retail area leads to a store and walk-in fridge. The middle floor comprises of variously sized shelved stores, which extend into the top floor of the lower building. The top floor provides additional storage space. The upper floors, which include 2 large private rooms, toilets, a cloakroom, and an office, are reserved for the original shop owner's accommodation and occupy the street end of the building.

There is an easily accessible parking area nearby that can be purchased separately. With the relevant consent from the local authorities, there is potential to expand the business and renovate the owner's accommodation further.



## Ground Floor

### Original Shop

Entrance through a wooden exterior door with full windows overlooking Bridge Street and Albert Street. The interior is open-plan with shelving and a desk area, vinyl flooring, and access to the ground-floor store.

### Ground Floor Back Room

The area is situated in the centre of the building and it features vinyl flooring. There is a stainless steel double sink equipped with a mixer tap and drainage. The wall-mounted units have shelves built into them. You can access the fill and chill room, the front shop as well as the stairs leading to the upper level from this space.

### Storage/Fill and Chill Room

Previously used as a walk-in freezer, the rear of the building could also be used for storage. It features vinyl flooring, wooden crate shelving, and access to the ground floor storeroom.

### First Floor Front Room

It is situated at the front of the property with views over Bridge Street. It has carpet flooring and double-aspect windows to the front and side streets. There is also access to the landing. The safe will be removed.

### Office

Located at the side of the property. Carpet flooring. Wall-mounted electric panel heater. Access to landing.

### Storage Room with Hatch to Downstairs

Positioned in the middle of the building is a room with wooden flooring and freestanding wooden slated shelving. Towards the back of the room, there is a hatch that offers ease of product movement to the lower floor, and there is access to a back storage room.

### Back Storage Room

The space is located towards the rear of the building and can be accessed through a storage room with a hatch. It has wooden flooring and is currently equipped with a refrigeration unit that is used to supply the walk-in freezer downstairs. Please note that the unit has not been tested and will require servicing. Additionally, there is access to a storage room with a hatch downstairs.

### Landing

Wooden flooring. Access to hallway.



## Upper Floor

### Front Room with Kitchen Area

Located at the front of the property, this room benefits from good natural light and features a carpeted floor. It has double aspect windows that overlook the front and side of the property. The kitchen area is equipped with floor-mounted units and a sink with a mixer tap. Additionally, there is a hot water heater installed under the counter which only services this sink. The room requires some decoration. Access to the landing is also available.

### Cloak Room and Inner Hallway

In the middle of the property is a cloakroom area with two separate W.C.'s. The W.C.'s have wall-hanging sinks, pillar taps with cold water, and laminate and wooden flooring. Access to the hallway is also available.

### Back Storage Room leading to Landing

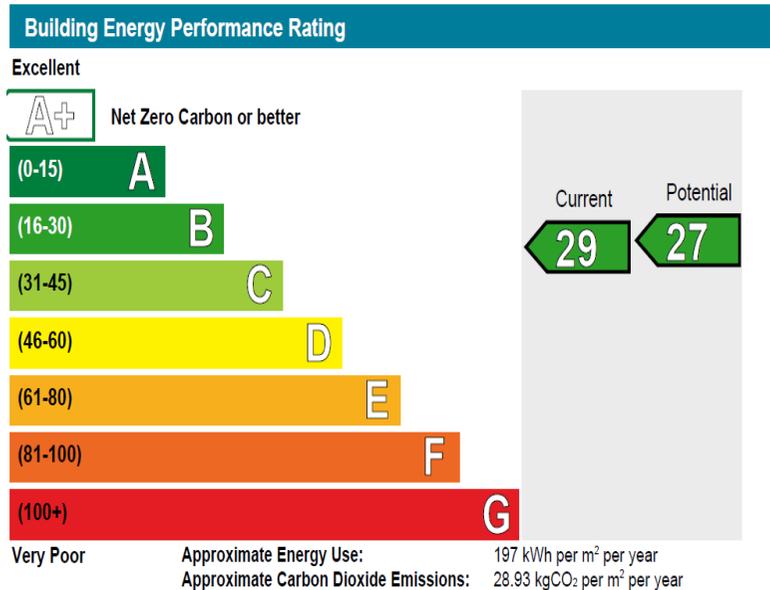
There is a spacious storage area located at the back of the property with wooden flooring, and it has access to the landing.



## Floor Plan



## EPC



## Rateable Value

The current Rateable value is £17,750.00. The Rateable value may be re-assessed by the Highland Council when the property is sold. This may result in the Rates being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band B (29).

## GENERAL

The Gross Floor Area of the building extends to approximately 380 square metres.

## SERVICES

Mains electricity and water.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. Shelving and electrical items by separate negotiation. Moveable safe will be excluded.

## PRICE

Offers over £360,000 are invited.

## VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872216

**Email:** [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.co.uk)

**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in May 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.