

We Frame It
GIFT SHOP, GALLERY
AND PICTURE FRAMING SERVICE

PROPRIETOR N. HILL

No. 60



We Frame It, 60 Albert Street, Kirkwall, Orkney, KW15 1HQ

FOR SALE - Offers over £175,000

Lease options considered

We Frame It, 60 Albert Street

Kirkwall, Orkney, KW15 1HQ

We Frame It is a well established gift shop, gallery and picture framing business along with the premises situated in a prime commercial location in the centre of town.

The business is locally run catering for locals & tourists and offers a wide variety of goods. You can find prints by local artists & photographers, picture frames, artist materials, souvenirs and a range of local products.

There is also a picture framing service with all the tools necessary to continue this - all machinery is included in the sale price.

There is potential to develop and expand the business further. Lease proposals will also be considered.



Shop Front



Main Sales Area



Main Sales Area



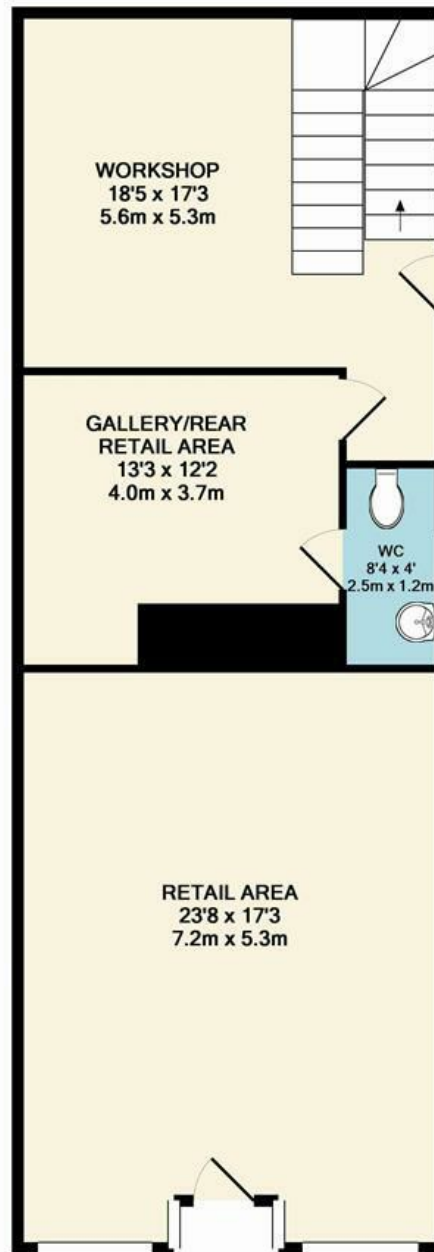
Gallery / Rear Retail Area



Workshop



First Floor Office / Store



GROUND FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

Location

The property is located in a prominent position on Albert Street, Kirkwall's main shopping street, which was voted Scotland's Most Beautiful High Street in 2019.

Accommodation

Accommodation comprises of main retail area, gallery/rear retail area, workshop and W.C to ground floor with first floor office/store.

Fixtures and Fittings

Carpets, floor coverings, display stands, till and framing machinery are included in the sale price. Stock at valuation.



1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rateable Value

Rateable Value (2017) - £11,300.

Energy Performance Rating

The property has an energy rating of band G.

Services

Mains services, telephone.

Accounts

Accounts will be made available to interested parties' professional advisers.

Price

Offers over £175,000 are invited, plus stock valuation. Lease proposals will also be considered.

Viewing

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

Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

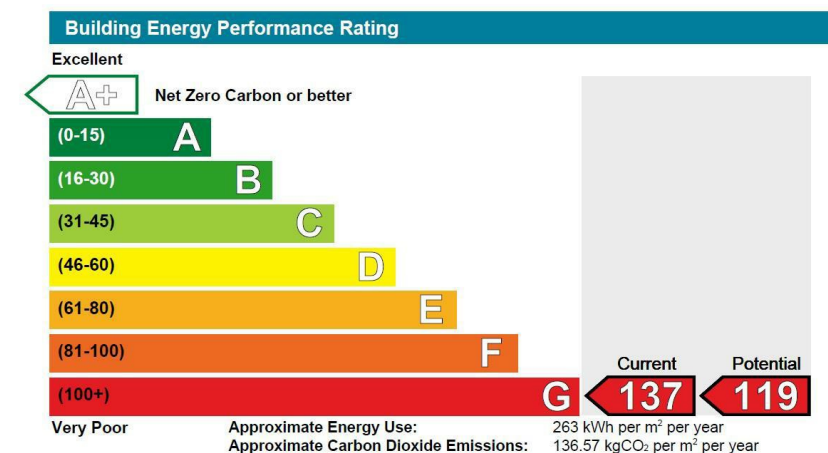
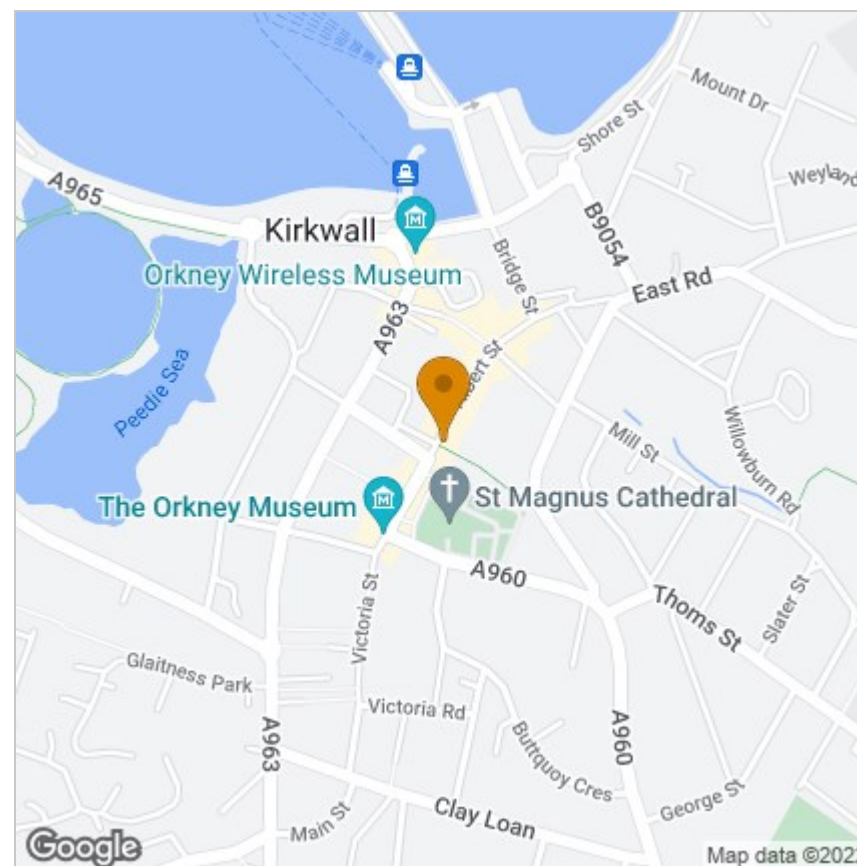
Telephone: 01856 872 216

Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.