



FOR SALE BY ONLINE AUCTION

**Auction Date:
10th February 2026**

**FORMER ACOUSTIC/
SOUND STUDIO
MAY SUIT A RANGE OF USES
SUBJECT TO PLANNING**

**PROMINENT LOCATION WITHIN
STORNOWAY TOWN CENTRE**

**EXTENDS TO APPROX:
144 M² (1,546 FT²)**

**QUALIFIES FOR
100% RATES RELIEF**

Guide Price: £70,000



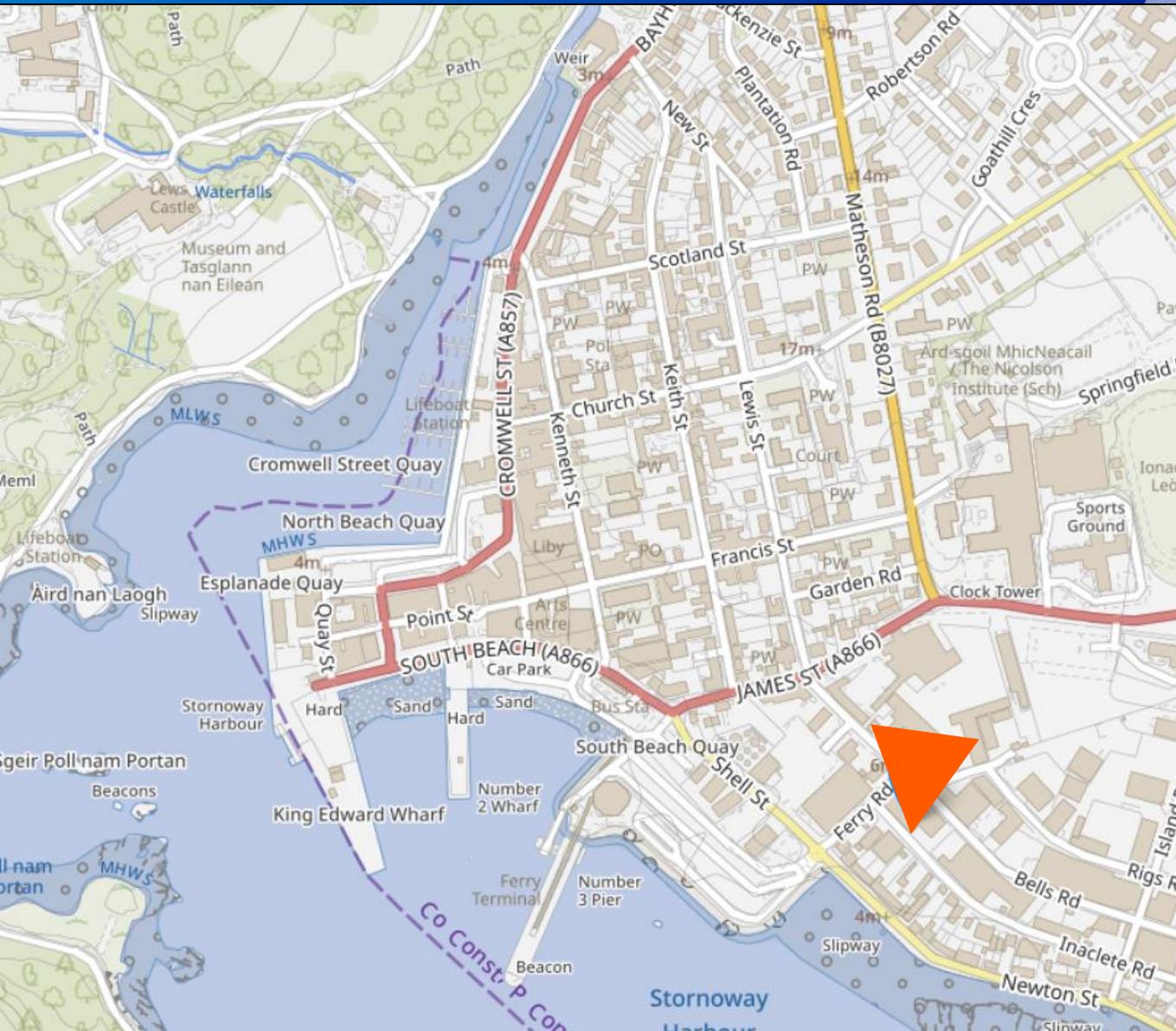
WHAT 3 WORDS

4A INACLETE ROAD, STORNOWAY, ISLE OF LEWIS, HS1 2RB

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Location

Stornoway is an important port and the principal administrative town of the Isle of Lewis and Harris in the Outer Hebrides of Scotland, also known as the Western Isles. The Outer Hebrides is an archipelago of over 70 named islands lying off the north-west coast of Scotland. Stornoway is home to Comhairle nan Eilean Siar (the Western Isles Council) and a variety of educational, sporting and media establishments.

The Caledonian MacBrayne operated ferry MV Loch Seaforth has been sailing since 2015, from Stornoway Harbour to Ullapool on the Scottish mainland, taking 2 hours 30 minutes. There are an average of two return crossings a day, more in summer than in winter. Stornoway is the hub of bus routes in Lewis with buses run by Comhairle nan Eilean Siar as well as some private operators to Point, Ness, Back and Tolsta, Uig, the West Side, Lochs and Tarbert, Harris. Stornoway Airport is located next to the village of Melbost, 2 miles east of the town with flights to Benbecula, Edinburgh, Inverness and Glasgow, all operated by Loganair.

The subject property is prominently located on Inaclete Road near its junction with Ferry Road which easily connects to the main A866 road one of the main arterial routes through the town centre leading to Stornoway Harbour and the Port which is the largest in the Outer Hebrides and is central to the economy of the island facilitating the lifeline ferry service and supporting almost all economic activities from fishing to construction, retail and the increasingly important leisure industry. There is also an 80-berth Marina which is a favourite destination for many visitors.

The local vicinity to the subjects provides a good mix of local operators including Pursuit Hebrides Adventure Island Ltd, Macaskill Fuels Ltd, Furniture & Interior World and Stornoway Car Hire. There is a Tesco Superstore nearby.





Description

The property comprises an attached single storey building of masonry construction wet dash harled externally under a flat roof clad with corrugated metal sheets. The property benefits from large glazed windows facing to Inaclete Road.

Internally the accommodation provides an open plan reception/office area with a further office off, a staff breakout area with a fitted kitchen, toilet facilities including an accessible toilet and storage areas.

There is a further entrance door from the side elevation of the unit which leads in to an inner hallway providing access to a former acoustic studio room and a soundproofed room.

Windows and doors are of double glazed UPVC design fitted with privacy film. The property is fitted with modern spot lighting throughout. Heating is provided via electric wall mounted radiators within the Reception and Staff/Kitchen areas.

In addition, there are air conditioning units fitted within both the acoustic studio and the soundproofed room.

Floor Areas

The property all at ground floor level extends to the approximate undernoted floor area:-

	m ²	ft ²
Ground Floor	143.65	1,546
Total:	143.65	1,546





Auction Date

The auction will be held on 10th February 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Rateable Value

The property is currently listed of the SAA portal, as follows:-
OFFICE, ETC – NAV/RV: £9,400

Planning

The property was formerly operated as a sound studio and would be suitable for office use. The property may be suitable for a range of other uses, subject to securing the appropriate planning use consent. Potential purchasers should make direct enquiries with Western Isles Council in this regard.

Guide Price

The property has a guide price of **£70,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements associated with the property. This is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

See Legal Pack.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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t: 01463 712239 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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