

Lucano, 31-33 Victoria Street, Kirkwall, KW15 1DN



FIXED PRICE £400,000



Lucano is a 55-60 cover successful Italian restaurant. The bright modern premises are situated in the town centre close to St Magnus Cathedral.

The business has a busy take away service, a well-equipped kitchen together with associated storage and office facilities. Includes the adjoining 1st and 2nd floor undeveloped flat.

- Fully equipped kitchen with pizza ovens.
- Bar area with range of drink coolers and display fridges for desserts/pastries.
- High specification coffee machine.
- Entrance with take away customers waiting area.
- Walk-in fridge and freezer.
- Walk-in dry stores.
- Customer and staff toilets.
- Office and staff toilet on first floor.
- Presently open from 7.30am 9pm.
- Adjoining 1st and 2nd floor undeveloped flat.

LOCATION

Lucano is situated a short distance from St Magnus Cathedral in the picturesque town centre.

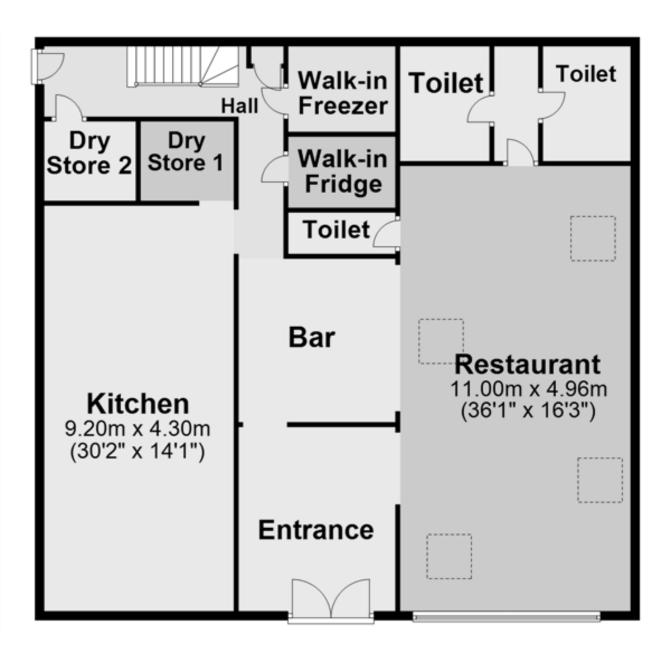






















SERVICES - Mains services. Telephone.

RATEABLE VALUE - £15,250

ENERGY PERFORMANCE RATING – Band T.B.C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – The fixtures and fittings except for the owner's personal items are included in the sale price.

STOCK – The stock will be taken over at valuation on the day of sale.

ACCOUNTS - Abbreviated trading accounts may be made available to interested party's financial advisers.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE - Fixed Price £400,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents 5 Broad Street, Kirkwall, Orkney, KW15 1DH T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk



The following notes are of crucial importance to intending viewers and/or

These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.