

TAIT & PETERSON

BANK OF SCOTLAND BUILDINGS, LERWICK, SHETLAND, ZE1 0EB

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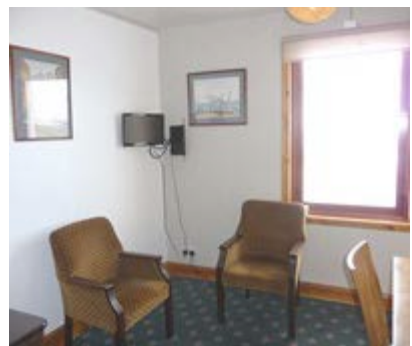


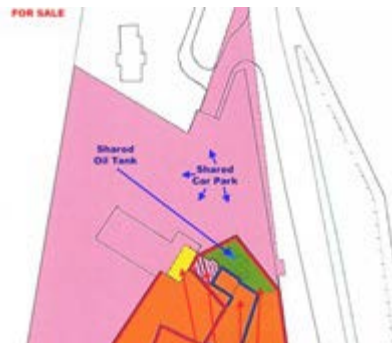
01595 693010

WESTINGS INN, WHITENESS, ZE2 9LJ

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In Brief

Unique opportunity to acquire a substantial property including a Licensed Bar/ Pool Room boasting one of the most scenic views in Shetland with westerly aspect. For sale as a going concern with 6 Letting Bedrooms, Laundry, Kitchen, Toilet, Cellar, Workshop and Boiler Room and extensive shared car park. The owners wish to retire and are retaining the Flats next door.

EPC Rating:- Band G245

PRICE:- Offers over £225,000

VIEWING:- Telephone 01595 840 242 or Contact our Reception

Entry: By Arrangement

ACCOMMODATION:- Bar, Pool Room, Sitting Room/ Dining Area (for residents), Kitchen, Sitting Room (Owners Accommodation including:- Office & Double Bedroom with, en-suite Bathroom)
Laundry 6 Bedrooms:- 3 Twin/Double, and 3 Single.

In More Detail

The Westings Inn is located in the centre of Shetland, 8 miles from Lerwick. It is situated on the side of the hill enjoying panoramic unrestricted views over Whiteness Voe. It is only a short distance from local amenities which include the Shop, Primary School, Village Hall, Snooker Club and Football Pitch. It is on the Public Service Bus Route. It is also within easy commuting distance from Lerwick and Brae (approx. 18 miles) and Sullom Voe Oil Terminal (Approx. 25 miles).

The car park is shared with the 3 Flats next door. The property is heated by oil fired radiators and the common oil tank with bund is presently shared. The extensive ground area is often used for camping visitors.

The building and land has development potential for other uses - residential or otherwise.

Presently the Drinks Licensing hours have not been fully utilised as the owners are keen to wind down the business in preparation for retirement.

Accommodation comprises:

Ground Floor

Pool/Games Room - Approx. 5.7m x 5.36m Enjoys panoramic unrestricted views west to Foula over Whiteness Voe which is a recognised scenic area of natural beauty. Pool Table with lighting canopy above, Dart Board, two radiators and several tables and chairs. Fire door leading outside then down some steps.

Hallway - Approx. 3.09m x 1.55m Fire extinguisher. At the end of the corridor there is a Disabled Toilet approx. 2.34m x 1.57m with w.c. and wash hand basin and handgrips.

Sitting Room/Dining Area (for Residents) - Approx. 2.86m x 3.38m Open plan area with South facing window and small wall mounted television.

Kitchen - Approx. 4.58m x 2.51m Fitted with stainless steel units, shelving and table, Gas rings, oven, microwave and white goods including freezer and fridges and all usual utensils.

Sitting Room (Owners Accommodation) - Approx. 7.18m x 3.66m (Including Small Office) South facing window. Feature red brick fireplace and mantelpiece. Reception opening windows to corridor.

Double Bedroom (Owners Accommodation) - Approx. 4.0m x 2.84m South facing window, electric radiator, bedside cabinets, desk/dressing table, wardrobe and wall mounted television.

En-suite Bathroom - Approx. 2.8m x 1.98m South facing window, radiator, toilet, wash-hand basin, bath with shower above.

Lower Floor

Small recessed areas with two bedrooms off each.

3 x Single Bedroom - Approx. 2.82m x 2.79m South facing window. Radiator, single bed, bedside cabinet, desk/dressing table, wall mounted television, wardrobe and wash hand basin. Wet Room behind sliding door contains the shower unit with mains water and w.c.

3 x Twin Bedroom - Approx. 3.75m x 3.17m South facing window, twin beds, bedside cabinet, wash hand basin, desk/dressing table, wardrobe, wall mounted television, radiator. Wet Room behind sliding door containing shower unit with mains water and w.c.

Laundry - Approx. 3.96m x 3.4m Containing a tumble dryer, washing machine and extensive shelving.

Large Store/Beer Cellar, Workshop and Boiler Room which are extensive for extra storage each with direct access from the north side of the building.

Files to download



EPC file



This page



Floorplan

For more Information

If you require advice, or more information, please Contact Us

While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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