



Offers over £175,000

10 King Street,
Kirkwall, KW15 1JF

Harcus.

10 King Street is a Category B Listed building located within the Conservation Area in the vibrant heart of Kirkwall town centre.

This charming detached former dental clinic features two stories and includes two spacious attic rooms accessed by a loft ladder. The original structure dates back to the late 1800s, with the rear extension and full conversion to a clinic believed to have taken place between the late 1960s and early 1970s.

In May 2024, planning consent was granted (Application Number 23/142/PP) to change the building's use from a dental practice to a boarding house (Class 7). The proposed change would have involved creating eight en-suite studio bedrooms and installing new windows, doors, rainwater goods, roof lights, and air source heat pumps. The planned renovations aimed to revitalize this historic building.

However, the property is being sold as seen and the sellers place no obligation on the purchaser to renovate the property in line with the above planning consent.

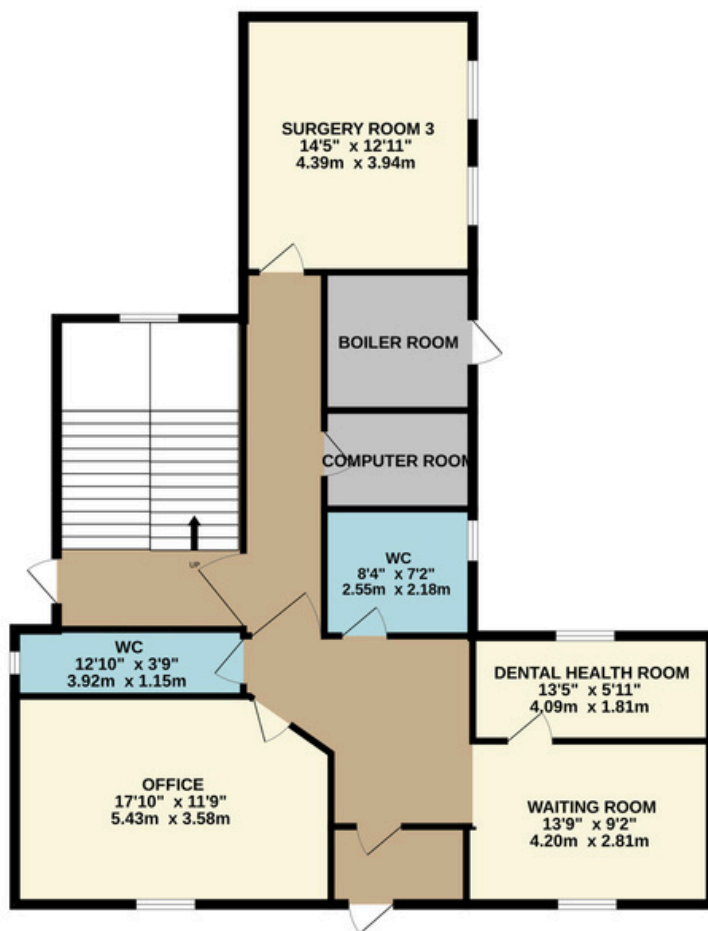
Offers may be considered which are subject to prospective buyers obtaining satisfactory planning permission. Interested parties are encouraged to consult with the Planning Department regarding any proposed development works.



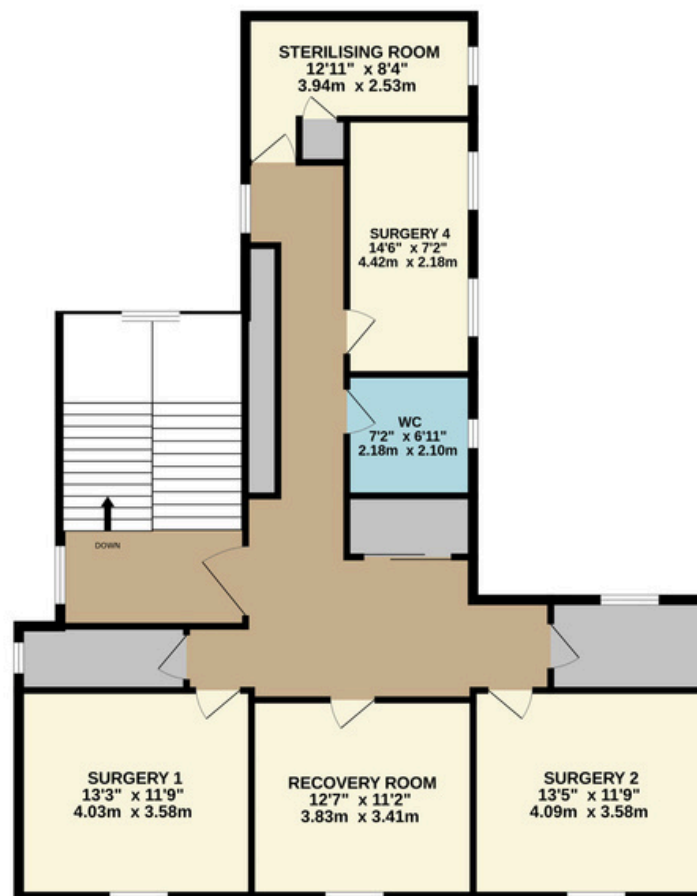




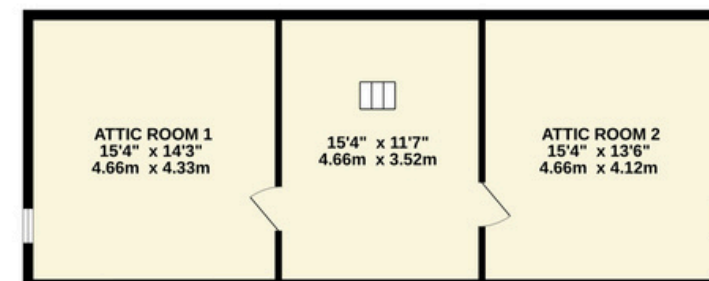
Ground floor



First floor



Attic



All sizes are approximate





Please note your interest to Harcus Property.

Contact us

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Opening hours:
Monday to Friday 09:00 - 17:00
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