

**Expressions of Interest For Lease
Unit C, 4 Market Street, Lerwick
Offers over £9,000 p.a**

Closing Date – 23rd April 2026



SHETLAND
ISLANDS COUNCIL

Property Background

Located within Lerwick Town Centre Conservation Area close to Garrison Theatre and the Town Hall, Unit C, 4 Market street is a newly refurbished first floor office unit with a meeting room and kitchenette. The property is adjacent to Market Street car park and a short walk to Commercial Street.

Area for Lease

The unit (approx. 87m²) is solely office accommodation and is accessed via a communal front door and stairs. The Office is one of two on the first floor. It shares 3 communal toilets situated on the first floor along with the two smaller offices on the second floor. The council cleans the toilets and communal areas. Plan - Appendix 1

Services

New tenants will need to agree a District heating contract with the Council upon occupation.

Viewing

For more information or to arrange a viewing please contact either Mike Taylor on 01595 744591 mike.taylor@shetland.gov.uk or Irvine Burgess on 01595 744571 Irvine.burgess@shetland.gov.uk

EPC Rating – F – due to be re-evaluated November 2026 due to legislation, recent improvements to insulation and heating.

Planning

Planning consent and/or Building Standards approval may be required for any proposed alterations or change of use. The prospective lessee should consult with the Shetland Islands Council Planning Service to fully understand any requirements that may be necessary.

Contact Planning: 01595 744293



Meeting Room



Kitchenet



Please note that the closing date for expressions is **Thursday 2pm 23rd April 2026**.

Expressions should be e-mailed to:

Mike Taylor

Email: mike.taylor@shetland.gov.uk

Or

Tracey-Anne Anderson

Email: tracey.anne.anderson@shetland.gov.uk

E-mails should be clearly titled with the relevant property name e.g. 'Expression of Interest Unit 4 C Market Street, Lerwick'.

Whilst the foregoing particulars are believed to be correct, their accuracy is not warranted.

The Council reserves the right to amend the closing date.



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