

TO LET

1ST FLOOR RESTAURANT

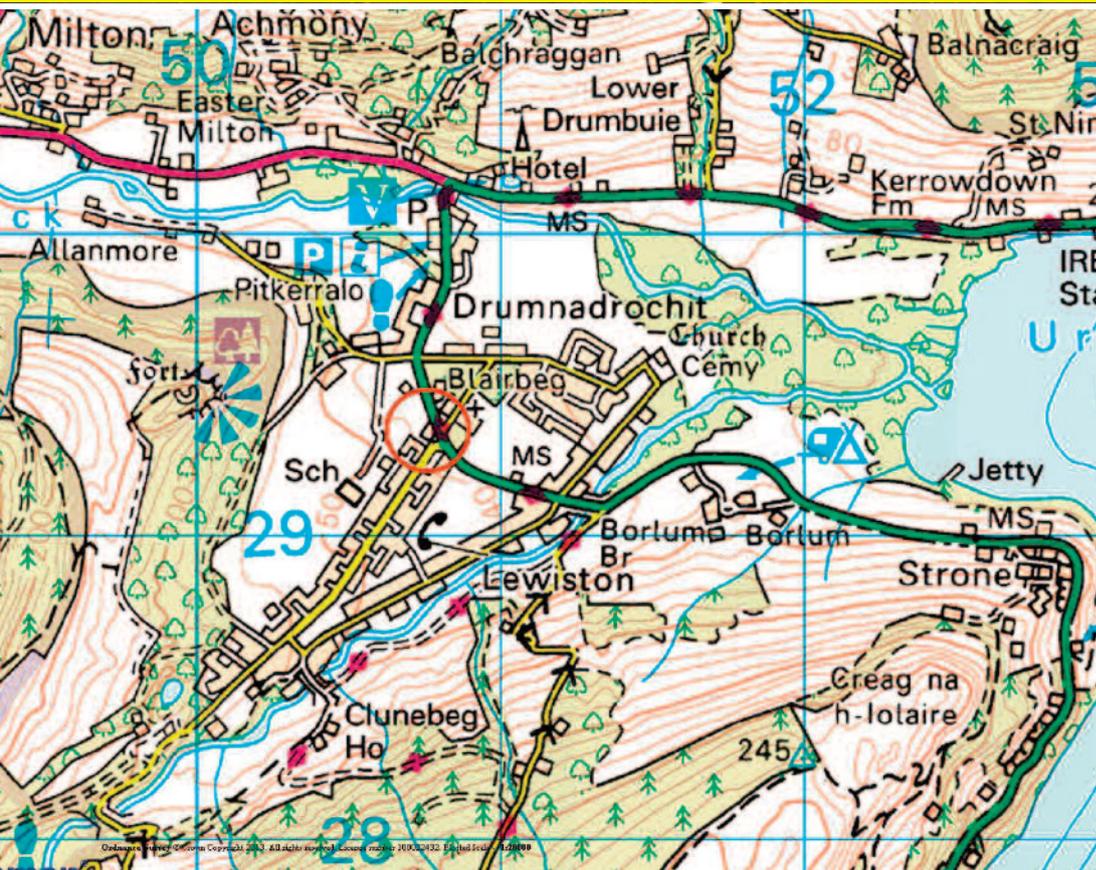
SHEPHERD
Commercial

BALMACAAN ROAD, DRUMNADROCHIT, IV63 6UG

RENT FROM £7,500 pa



SUITABLE FOR A VARIETY OF USES



VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

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LOCATION

Drumnadrochit is a village located in the Highlands of Scotland, which lies on the west shore of Loch Ness. The village benefits from tourists, especially in the summer months, as a result of nearby attractions such as Urquhart Castle and the "Loch Ness Monster" Exhibition.

The property is specifically situated on the west side of the A82, at its junction with Balmacaan Road, within the community of Drumnadrochit which is predominantly a residential village approximately 15 miles from Inverness City centre. Local facilities within Drumnadrochit include a High School, a Riding Centre, hotels and shops.

DESCRIPTION

The subjects form part of a Scotmid Store and comprise first floor restaurant premises of concrete block construction, rendered externally with a flat roof.

The subjects are arranged with the restaurant area located to the front of the building in a 'T' shape with the bar situated in the centre. The restaurant benefits from a mix of carpet flooring, suspended ceiling with inset strip fluorescent lighting and comfort cooling heating systems. Ladies and Gents W.C facilities are located to the rear of the restaurant.

To the rear of the subject is the kitchen and preparation area benefit from non slip flooring, easy clean wipe down walls, strip florescent lighting and benefit from a range of stainless steel units to form a commercial kitchen.

There is additional storage to the rear of the premises which are set on a split level from the restaurant.

There is a communal car parking facility offer an abundance of spaces situated to the front of the building.

ACCOMMODATION

The accommodation extends an approximately Gross Internal Area of 346.67 sq m (3,732 sq ft) or thereby. The foregoing measurements were carried out in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The subjects are currently listed within the Highlands and Islands Valuation Joint Board with a Rateable Value of £7,300.

RENTAL TERMS

For further information in this regard please contact the sole marketing agent.

VAT

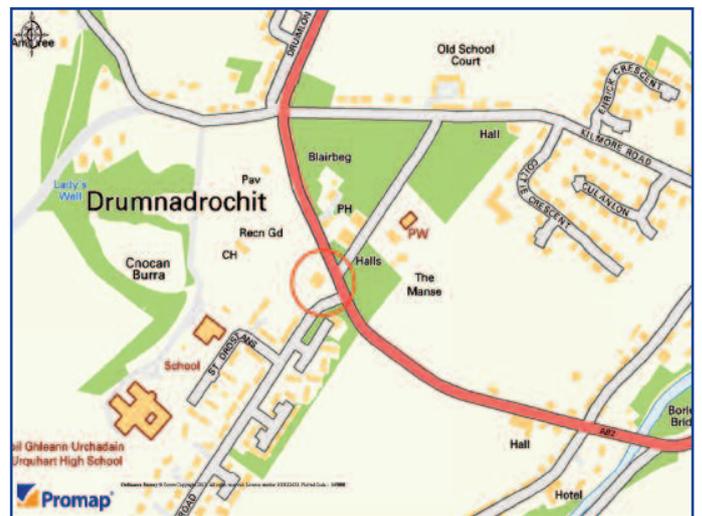
All prices in the schedule are quoted exclusive of VAT

COSTS

Each party to bare own legal costs incurred.

ENTRY

By mutual agreement.



CONTACT:

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