



OFFICE AND TRAINING FACILITY  
DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



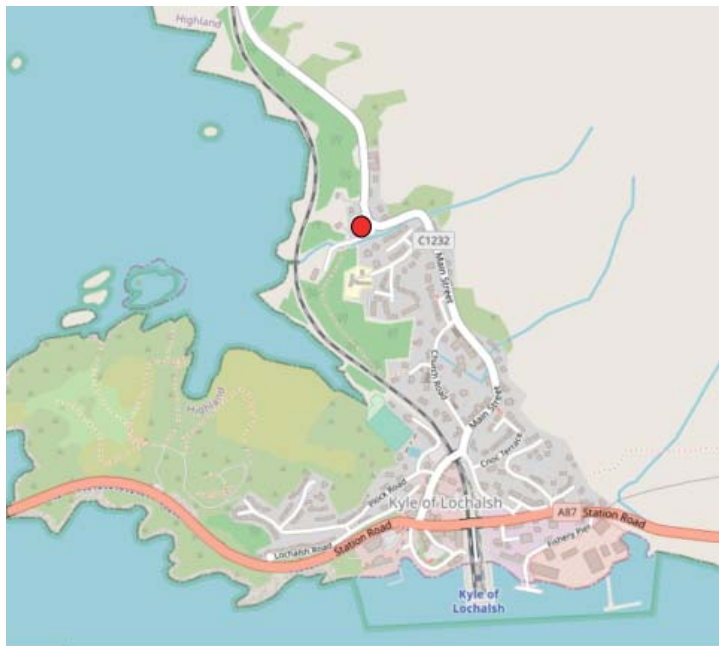
FOR SALE  
**The Old School, Kyle**

Main Street, Kyle of Lochalsh, Kyle, IV40 8DA | 225 sq.m (2,430 sq.ft)

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To request a viewing call us on 01224 572661

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## LOCATION

Kyle of Lochalsh is a village in the County of Ross-shire on the north west coast of Scotland. It is located on the Lochalsh Peninsula opposite the village of Kyleakin on the Island of Skye. The Skye Bridge is approximately 2km west of the village. Kyle of Lochalsh is approx. 57 miles west of Inverness. The village is served by the Kyle of Lochalsh railway line to Inverness. The Old School is situated approximately 2km north of the village in a semi rural location but in a position to benefit from outstanding views across the Inner Sound and to Skye.

## DESCRIPTION

The Old School is a traditional semi-detached building of brick and block construction under a multi pitched slate roof. The property comprises three main rooms at ground floor level which have high ceilings, the largest of which comprises toilet facilities and tea prep area. To the rear of the ground floor there are male and female wc's and a shower facility. There is a further office situated on the first floor, accessed via a fixed stair from the entrance hallway.

The building sits on a concrete surfaced site of approx. 0.3 acres (0.113 Ha) and would provide an opportunity for further development subject to the receipt of all necessary planning approvals.

## PROPERTY DETAILS

Price	£150,000 (offers in excess of).	
Rateable Value	£10,500.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
EPC	G. Copy available on request.	
VAT	The building is not elected for VAT and therefore VAT will not be payable.	
Legal Costs	Each party will be responsible for their own legal costs.	
Floor Areas	The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate areas derived:-	
Ground Floor	200.48 sq.m	2,158 sq.ft
First Floor	25.27 sq.m	272 sq.ft
Total	225.75 sq.m	2,430 sq.ft

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### JONATHAN NESBITT

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