

FOR SALE / MAY LET

RETAIL

14A BANK STREET, BALINTORE, IV20 1UQ



- OPEN PLAN RETAIL UNIT
- SCENIC COASTAL LOCATION
- FLOOR AREA: 177 M² (1,905 FT²)
- SITE AREA: 0.068 ACRES
- SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING)
- QUALIFIES FOR 100% RATES RELIEF

LOCATION: The property is located in Balintore in Eater Ross approximately 7 miles to the south east of Tain and approximately 37 miles north of Inverness the main centre for the Highlands, via the main A9 trunk road.

DESCRIPTION: The subjects comprise a single storey retail unit which is broadly L-shaped. The main walls are of single leaf masonry construction and have a painted roughcast finish externally. The roof over the main building is of a low-pitched design with profile metal sheeting. The adjoining store area has a pitched roof and is also finished with profile sheeting. A large display window is fitted to the frontage of the shop along with a pedestrian door leading into the main sales area.

Internally the accommodation provides an open plan sales area, storage, an office and staff tea prep and toilet facilities.

The whole site extends to approximately 0.068 acres, or thereby.

FLOOR AREA: The shop extends to an approximate floor area of 177 m² (1,905 ft²) all at ground floor level.

RATEABLE VALUE: NAV/RV: £5,500. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING: The property currently benefits from Class 1 (Shops) Consent. Other uses such as office, café/restaurant, craft/workshop or residential may be suitable, subject to securing planning consent. There will be a restriction on use as a convenience store.

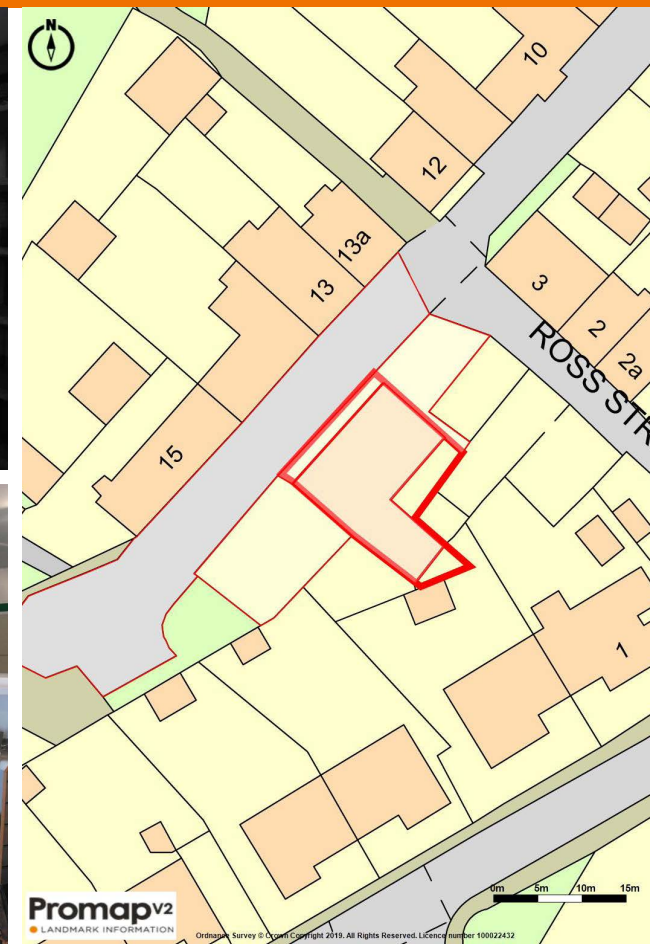
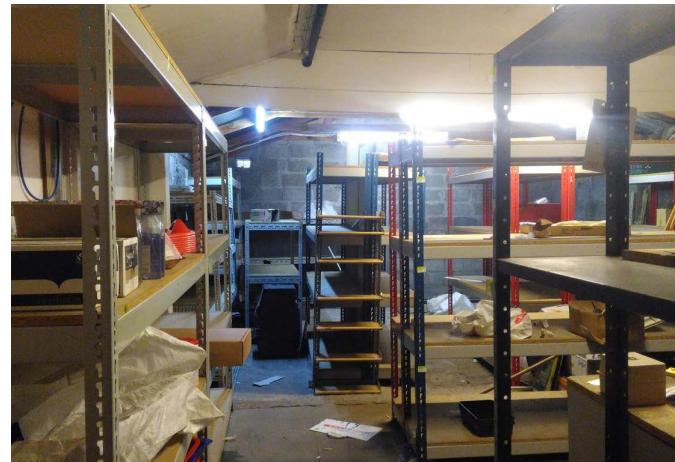
SALE PRICE: The property is available "For Sale" with offers over £65,000, exclusive of VAT, invited.

LEASE DETAILS: Our Client may consider a lease on new FRI lease terms for a period to be agreed. A rent of £6,750 per annum is sought.

EPC: The property has an EPC Rating of "F". Details are available on request.

VAT: VAT will apply to any transaction.

COSTS: Each party will bear their own legal costs. The incoming tenant/purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

Shepherd Commercial

Mulberry House
39-41 Harbour Road
Inverness, IV1 1UA

Tel: 01463 712239
www.shepherd.co.uk

Linda Cameron

E-mail: linda.cameron@shepherd.co.uk

Neil Calder

E-mail: n.calder@shepherd.co.uk

