



FOR SALE

Balmacaan Road | Drumnadrochit

Balmacaan Road, Drumnadrochit IV63 6UQ



Mixed use for sale, 0.42 acres, p.o.a

For more information visit <https://realla.co/m/38879-balmacaan-road-drumnadrochit-balmacaan-road>

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Commercial Premise split into 3 separate units

The development opportunity is situated within the village of Drumnadrochit which is on the western side of Loch Ness within the Highlands of Scotland. The village lies on the A82 trunk road approximately 15 miles south west of Inverness which is the capital of the Highlands, with a population of approximately 1,000 people and benefits from a small range of services in the village centre. The village benefits from good road links with easy access to the A82 trunk road heading north east to Inverness and south west towards Fort William.

Drumnadrochit benefits from tourism activity with Loch Ness and Urquhart Castle proving major tourist attractions in the local area. Drumnadrochit is also a popular commuter settlement for people working in Inverness and is the main service centre for communities along Glenurquhart.

The property currently comprises a detached commercial premises of predominantly concrete block construction rendered externally under a flat roof. The property has been split to provide three different units, however, the property now sits vacant. The property benefits from a suitably sized car park.

The site extends to a total gross area of 0.42 acres.

Title plans are available on application to the selling agent.

Highlights

- Site Area: 0.42 acres or thereby
- Suitable for range of Uses subject to planning
- Asking Price: On application
- Site would suit redevelopment or refurbishment of existing

Property details

Price	P.O.A
Building type	Mixed use
Secondary use	New development
Rates detail	Rateable Value: Licenced Restaurant: £20,000 / Shop 1: £2,100 / Shop 2: £16,000
VAT	Applicable
Size	0.42 Acres

Planning overview The site is given a mixed use allocation in the Inner Moray Firth Local Development Plan. The potential uses are listed as retail, business and community. Further details on application to the selling agent.

More information

[Visit microsite](#)

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Contact us

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