

## For further information please contact:

#### **Paul Broad**

T: 0141 305 6382 E: paul.broad@avisonyoung.com

# For Sale

### Main Street, Kyle of Lochalsh, IV40 8AB



#### Location

The property is located on Main Street, Kyle of Lochalsh, situated in the west coast of Scotland and approximately 80 miles south west of Inverness.

Kyle forms part of the Lochalsh Peninsula and is served by the A87 route to the Isle of Skye.

#### Description

The property is a traditional two storey standalone building with car park and surrounding land and garden.

#### Accommodation

The property comprises ground floor former bank branch consisting of former main banking hall, cashier area, interview rooms, strong room, safes, staff area and male and female W.C.'s.

Additionally on the ground floor there is an adjoining outhouse with its own access via the rear of the property. This is in a shell condition. The first floor comprises a spacious residential flat accessible via its own entrance and is composed of three bedrooms, kitchen, bathroom and living room. The property benefits from gas central heating.

There is no internal access between the ground and first floors.

#### Floor Areas

The premises have been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis for the ground floor and Gross Internal Area basis for the residential dwelling.

Floor	Sq. m	Sq. ft.
First Floor (Residential)	121.89	1,312
Ground Floor (Former bank branch)	107.58	1,158
Ground floor (outhouse)	43.29	466
Total	273	2,936

#### **Guide Price & Tenure**

Offers in the region of £140,000 are sought for our client's Heritable Interest in the site. A closing date for offers will be set in due course

#### Planning

The ground floor of the property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops).

The first floor of the property has been in use as a residential flat therefore we understand has Class 9 (Houses) Planning Use.

Interested parties should make their own enquiries to the appropriate Planning Authority.

#### **Business Rates**

We understand that that the property has a rateable value of £11,000 with a Council Tax Band E for the residential dwelling.

Please note that it is the responsibility of the purchaser to conduct their own investigations into any liabilities associated with Local Authority charges.

#### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

The property has an EPC rating of "G" with a score of 122. The full Energy Performance Certificate is available upon request.

#### VAT

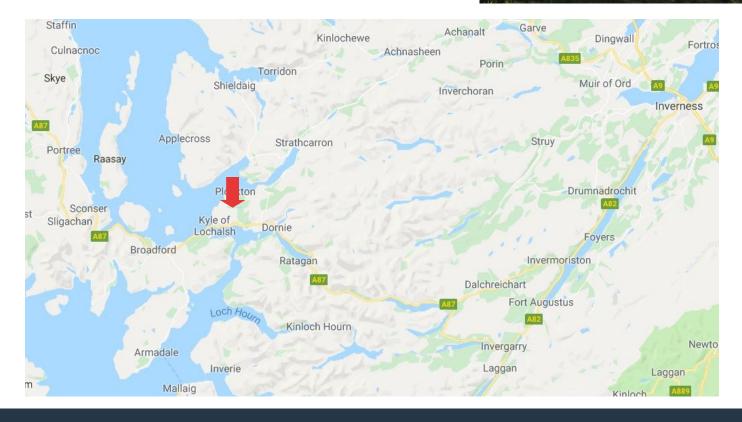
We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.

#### Viewings

Viewings will be conducted by a local key holder. Please contact Avison Young for further details.







#### Avison Young

Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- The particulars are set out as a general outline only, for the guidance of intending purchasers and/or
- He parallelist and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permissio for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

#### May 2019

File number: 06B711787

- representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young son Young