

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
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