

# Former Police Station, High Street



Development Opportunity



## KINGUSSIE PH21 1HS

**FOR  
SALE**

- PROMINENT LOCATION WITHIN THE CENTRE OF KINGUSSIE
- SUITS REDEVELOPMENT SUBJECT TO PLANNING
- OFFERS OVER £160,000
- GIA: 304.70 SQ.M / 3,280 SQ.FT OR THEREBY



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# Former Police Station, High Street KINGUSSIE

## LOCATION

The subjects are located within the small town of Kingussie around 42 miles south of Inverness. Kingussie is located towards the southern end of Badenoch and Strathspey region and is a popular holiday location providing a wider range of services within the surrounding countryside.

The premises occupy a prominent location on the High Street which is the main thoroughfare through the town. The centre of Kingussie is a mixture of retail and commercial uses with a significant element of residential dwellings.

## DESCRIPTION

The premises comprise a two storey detached building with single storey extension to the rear. The property also benefits from separate garages to the rear.

## ACCOMMODATION

The accommodation may be summarised as follows:

### Ground Floor:

Reception, WC, Various Office Suites, Shower Block and Cells.

### First Floor:

Landing and accommodation of a cellular type.

### Total Floor Area:

304.70 sq.m / 3,280 sq.ft or thereby.

## SERVICES

We understand that the property is connected to mains supply of water and electricity with drainage being to the public sewer.

## RATEABLE VALUE

The Rateable Value of the subjects at the time of printing is £22,750.

## GENERAL

The premises have been marketed on behalf of Police Scotland. It should be noted that Police Scotland's decision making would normally be based upon the highest offer received but Police Scotland are under no obligation to accept the highest or indeed any offer. Prospective purchasers may wish to provide supplementary information with regards to proposed use and economic benefits which Police Scotland may also take into consideration where there are competing bids and/or to verify the nature and identity of bidders.

## PRICE

Offers over £160,000 net of VAT are sought.

## LEGAL COSTS

Each party would be responsible for their own legal costs. The purchaser will be responsible for any LBTT should it be applicable.

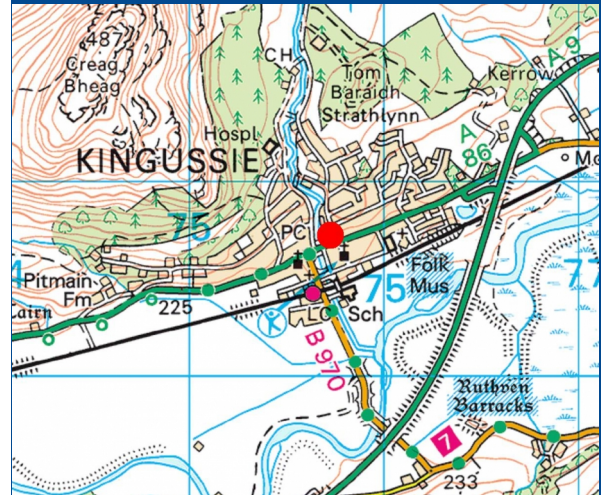
## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

On application.

# FOR SALE Development Opportunity



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977

Email: kenny.mckenzie@g-s.co.uk



### CONTACT

Graham + Sibbald  
4 Ardross Street  
Inverness,  
IV3 5NN  
Tel: 01463 236977

### IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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