

TO LET

TWO RETAIL UNITS AVAILABLE



Gairloch Museum, Retail Development, Achtercairn, Gairloch, IV21 2BH

- GIA: 35 sq.m – 70 sq.m
- Rental: On application
- Suitable for retail use
- 100% Small Business Rates relief may be available to qualifying tenants
- Situated on popular North Coast 500 route



LOCATION

The opportunity is located in Gairloch, lying approximately 70 miles northwest of Inverness and 55 miles south west of Ullapool and Wester Ross. Gairloch has a resident population of 700 and along with the surrounding area, is a popular tourist destination throughout the year. Gairloch is positioned on the North Coast 500 route which has become a popular holiday for tourists from all over the world.

The property itself is situated on the north side of A832, which is the principal road serving the Wester Ross area, bringing a considerable amount of passing traffic on a daily basis. The property also benefits from views over Loch Gairloch towards the Isle of Skye.

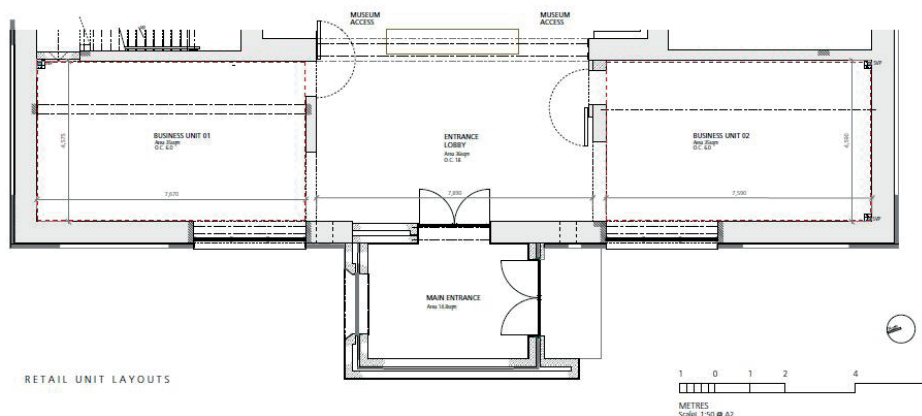
DESCRIPTION

The property, which was built as Cold War Anti-Aircraft Operating Room and later became the Council Roads Depot, was purchased by the Gairloch Museum in 2017.

It is undergoing extensive renovation and conversion assisted by Heritage Lottery and a list of other funders to provide a new home for the Gairloch Museum. Also contained in the building will be a library, retail units, café and an education room which will be used for further education classes. The many users of the building and visitors to the complex will all contribute to the customer base of the retail units.

ACCOMMODATION

The retail units will benefit from communal facilities such as male, female and accessible toilet as well as a Staff Tea Prep area. The properties will be fitted out to a shell standard with services mounted in trunking on concrete walls and a suspended ceiling.



RETAIL UNIT LAYOUTS

The Gross Internal Area of each unit will be 35 sq.m/ 377 sq. ft. or thereby.

Our client envisages an anticipated completion date of April 2019.

SERVICES

The property will be connected to mains water and phase 3 electricity. Further information on services available can be provided on application to the letting agent.

RENTAL

On application

VAT

Applicable

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

On application of completion of the development.

To arrange a viewing contact:



Kenny McKenzie
Surveyor
Kenny.McKenzie@g-s.co.uk
01463 701887



Callum Maclean
Surveyor
callum.maclean@g-s.co.uk
01463 236 977

IMPORTANT NOTICE

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.
6. Date of Publication: August 2018