



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

- GIA: 90 sq.m / 969 sq.ft or thereby
- Rental: on application
- Suitable for retail/hot food/restaurant use
- 100% Small business rates relief may be available to qualifying tenants
- Situated on popular north coast 500 route



LOCATION

The opportunity is located within Gairloch, lying approximately 70 miles north west of Inverness and 55 miles south west of Ullapool in 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 the 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

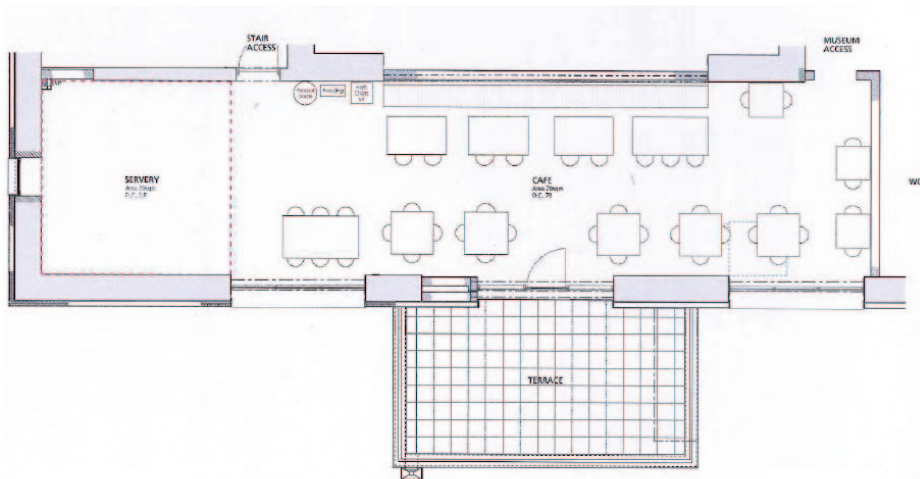
The property, which was built as a cold war Anti-Aircraft Operating Room and later became the Council Roads Depot, was purchased by the Gairloch Museum in 2017.

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 café.

The café will benefit from the use of a terrace with sea views.

ACCOMMODATION

The café will benefit from communal facilities such as male, female and accessible toilet as well as staff tea prep area. The property will be fitted out to a shell standard with services mounted in trunking on concrete walls and a suspended ceiling.



The property will benefit from a passenger lift also.

The Gross Internal Area of the café will be 90 sq.m / 969 sq.ft or thereby.

Our client envisages an anticipated completion date of April 2019.

SERVICES

The property will be connected to mains water, phase 3 electricity and drainage to public sewer. Gas, if required, can be arranged with onsite color gas supply.

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 on 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
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