

FOR SALE

FORMER BONAR BRIDGE POLICE STATION

DORNOCH ROAD, BONAR BRIDGE, IV24 3EB

- FORMER POLICE STATION PREMISES WITH ON-SITE CAR PARKING
- RESIDENTIAL DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING
- SCENIC LOCATION
- ON-SITE CAR PARKING
- EASY CONNECTION TO A9 VIA A949



ON INSTRUCTION OF



SHEPHERD
COMMERCIAL

LOCATION: The property is located in Bonar Bridge in Sutherland within the Dornoch Firth scenic area. The village is located at the junction of the A836 with the A949 which runs east along the north bank of the Firth to join the main A9 Trunk Road near Dornoch. Bonar Bridge sits approximately 15 miles to the west of Tain and approximately 38 miles to the north of Inverness, the main administrative centre for the Highlands. The property is located on Dornoch Road which is the main road through the village.

BUILDING TYPE: The property comprises the ground floor only of a link detached building with residential properties above. The building is of conventional masonry construction rendered externally under a pitched roof clad with interlocking tiles. There is a surfaced car parking area to the side of the property as well as on street parking. The property presents a redevelopment opportunity, subject to securing local authority consent.

RATEABLE VALUE: £2,500

PLANNING: The property comprises former police station premises which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

FLOOR AREA:

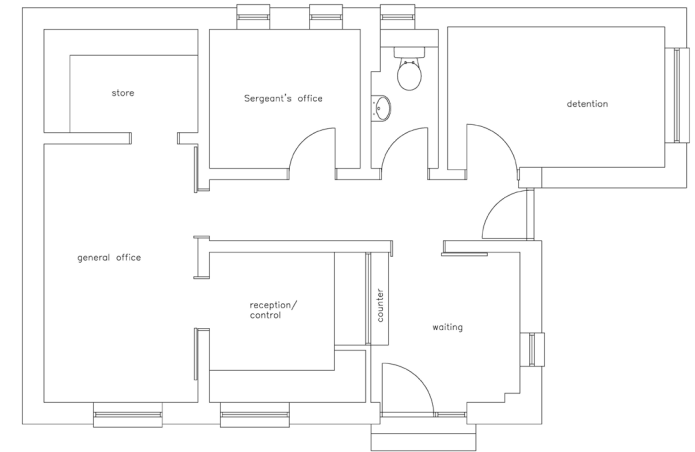
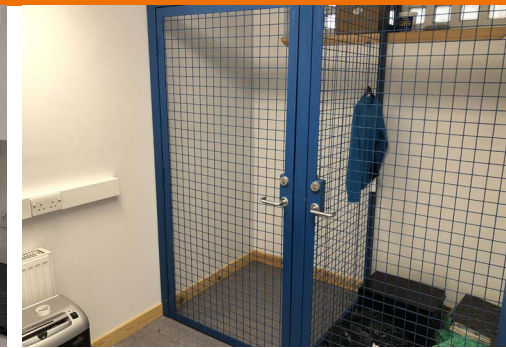
FLOOR	M ²	FT ²
Ground:	55.78	600
Total:	55.78	600

SALE PRICE: Offers over £30,000 invited.

VAT: VAT will not be applicable to any transaction.

EPC: Rating: "G"

COSTS: Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



Indicative Floor Plan

Viewing Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfillment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:-

- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
- (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
- (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered

Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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