

# TO LET / MAY SELL

## NEW BUILD CAFÉ BUILDING AND NEW BUILD SHOP BUILDING

HIGHWOOD, CROY

- NEW BUILD SINGLE STOREY DETACHED CAFÉ BUILDING AND
- NEW BUILD SINGLE STOREY DETACHED SHOP BUILDING
- POPULAR VILLAGE LOCATION
- INVERNESS 10 MILES / INVERNESS AIRPORT – 2.5 MILES
- ATTRACTIVE SITE WITH ON-SITE CAR PARKING
- SHORT DISTANCE FROM A96 TRUNK ROAD





**BUILDING TYPE:** The properties comprise 2 new build single storey detached buildings one to provide a café/restaurant and the other a shop. The new buildings will form part of a new build development comprising 100 residential units.

The café building will be built to a shell specification ready for an incoming tenant's fit-out. A floor plan showing a typical café layout is provided within these marketing particulars for indicative purposes. The building will benefit from an external seating area and landscaping as well as on-site car parking.

The shop building will provide an open plan retail area with office, toilet and storage facilities as well as on-site car parking. Please contact the marketing agents for further information and to discuss any proposals for the buildings.

**RATEABLE VALUE:** Both buildings will require to be assessed for rating purposes on occupation.

**PLANNING:** The buildings will benefit from the undernoted Planning Use Consents:

Café Building: Class 3 (Food and Drink)

Shop Building: Class 1 (Shops)

**FLOOR AREAS:** The buildings will extend to the undernoted approximate floor areas:

Café Building: 114m<sup>2</sup> (1,227 ft<sup>2</sup>)

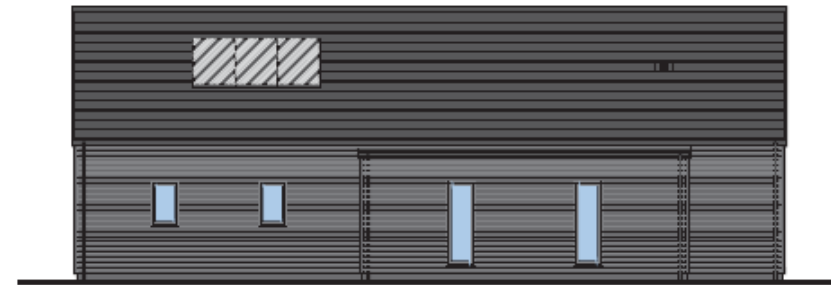
Shop Building: 70 m<sup>2</sup> (753 ft<sup>2</sup>)



Cafe NE Elevation



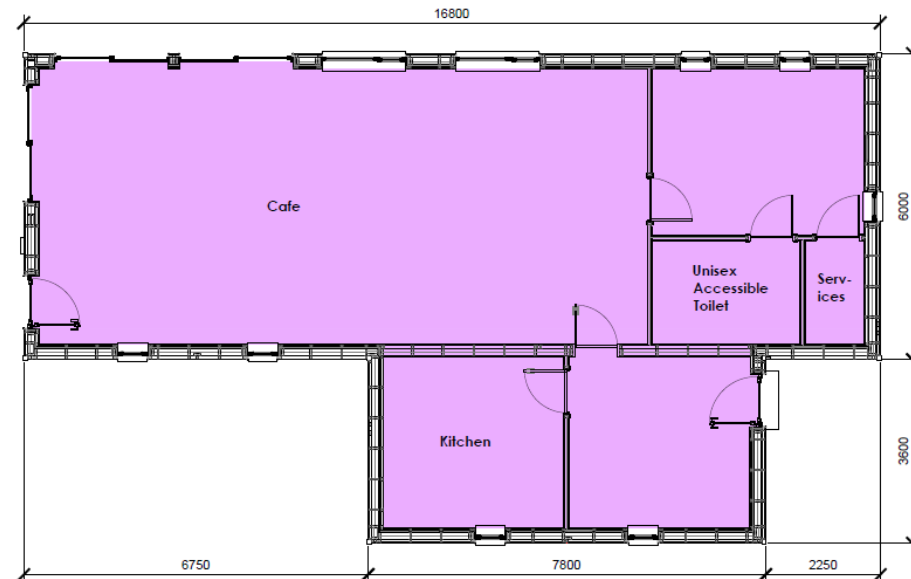
Cafe NW Elevation



Cafe SW Elevation



Cafe SE Elevation



Cafe Plan 1:100

**INDICATIVE FLOOR LAYOUT.**



Shop NW Elevation



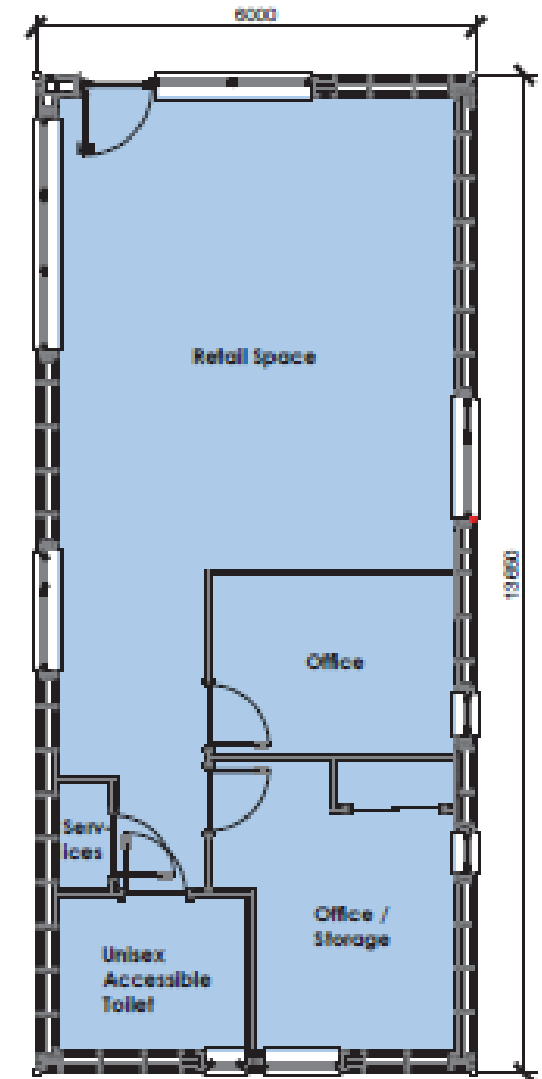
Shop NE Elevation



Shop NE Elevation



Shop SW Elevation



## Shop Plan

INDICATIVE FLOOR LAYOUT.

**LEASE DETAILS:** Both units are offered on new FRI lease terms for durations to be agreed, or alternatively our client may sell their heritable Interests in the buildings.

**SALE PRICE:** Please contact the marketing agent for price information on each of the buildings.

**VAT:** VAT will apply to any transaction.

**EPC:** Details available on request.

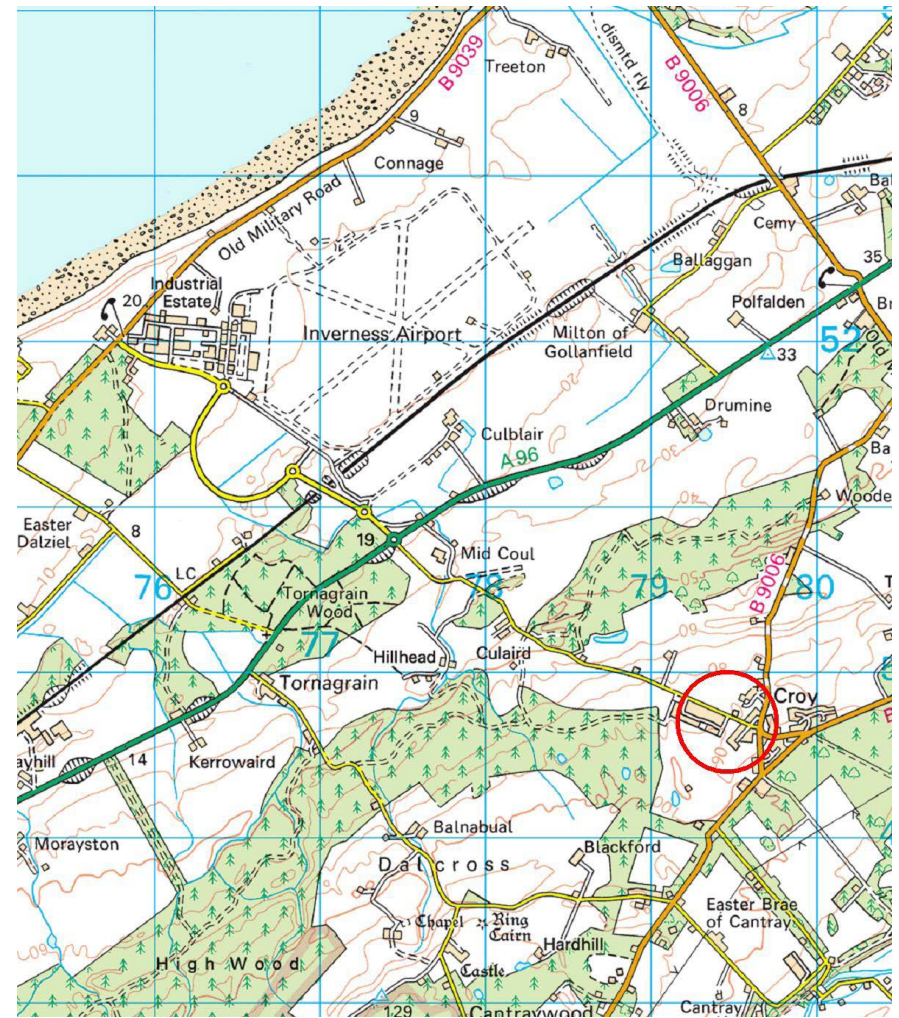
**COSTS:** Each party will bear their own legal costs. The incoming tenant/purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

**VISUALS:** Please note the dimensions, floor layouts and elevation drawings displayed within these particulars are for illustrative purposes only and may be subject to change.



Site & Roof Plan

**INDICATIVE SITE LAYOUT WITH CAFE AND SHOP HIGHLIGHTED IN RED OUTLINE**



**VIEWING & FURTHER INFORMATION**

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

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