



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239494 X @Allied_Scotland
www.alliedsurveyorsscotland.com



FOR SALE

Workshop, Gairloch Pier, Gairloch, IV21 2BQ

- ✓ Prominent location on Gairloch Pier
- ✓ Storage / Workshop space with first floor offices and staff facilities
- ✓ Suitable for subdivision and a wide range of uses subject to Local Authority consents
- ✓ Available for sale at offers over £295,000

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located on Pier Road within Gairloch on the West coast of Scotland. Gairloch is a popular tourist destination situated in North Coast 500 tourist route approximately 70 miles from Inverness. Surrounding occupiers are primarily commercial in nature with heavy emphasis on marine related business.

There is parking situated directly outside the property with other parking facilities within walking distance.

DESCRIPTION

The subjects comprise a detached 2 storey commercial workshop business with single storey projections to the side and rear. Internally, the subjects have been extensively sub-divided.

The original building to the rear of the property is of traditional stone construction beneath a pitched roof, clad in corrugated metal sheeting. There have been various extensions to the front and side of the building, a mixture of steel portal framed construction and timber framed construction, clad externally in insulated profile metal sheeting, timber cladding and rendered block, beneath a variety of pitched and mono-pitched and flat roofs, clad in profile metal sheeting. Internally, flooring is a mixture of solid concrete and suspended timber design with walls and ceilings being a mixture of coverings. Natural lighting in the property is provided by a mixture of single and double glazed window units.

The internal accommodation within the property comprises various workshop and storage space at ground floor level, with offices, WC and kitchen areas at first floor level.

The property would be suitable for a wide range of uses and also sub division into smaller units subject to the relevant consents being obtained from the local authority.

VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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ACCOMMODATION

According to our recent measurement survey we calculate the approximate *gross* internal area to be:

442.33 sq m (4,762 sq ft)

SALE

Offers over **£295,000** are invited for the heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's (www.saa.gov.uk) the subjects have a combined Rateable Value of £13,800. The uniform business rate for the current year is £0.498 pence in the pound.

Properties with a ratable value between £12,001 and £15,000 may qualify for rates relief on a sliding scale through the Small Business Bonus Scheme, depending on individual circumstances.

UTILITIES

The subjects benefit from mains supplies of water, drainage and three phase electricity. Heating in the property is provided by wall mounted electric panel heaters.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is TBC.

A copy of the recommendation report can be provided on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.

