

TO LET

RETAIL UNIT

FORMER POST OFFICE, MAIN STREET, LAIRG, IV27 4DP



- GROUND FLOOR RETAIL UNIT
- FLOOR AREA: 47 M² (504 FT²)
- FLEXIBLE LEASE TERMS
- SUITABLE FOR VARIOUS USES
- QUALIFIES FOR 100% RATES RELIEF
- RENT: £4,000 PER ANNUM

LOCATION: The property is located in the village of Lairg situated on the eastern end of Loch Shinn within the County of Sutherland. Lairg lies approximately 18 miles west of Golspie, 44 miles north east of Ullapool and 48 miles north of Inverness, the main administrative centre for the Highlands. The property occupies a prominent location on Main Street which forms part of the main A839 road running through the village.

DESCRIPTION: The subjects comprise a ground floor retail unit with frontage on to Main Street. The unit is set within an attractive larger 2-storey building of stone and slate construction incorporating the Royal Mail Delivery Office to the rear. The space benefits from a high ceiling height and large windows providing a high level of natural daylight. The accommodation comprises an open plan sales area with an office, store and toilet off.

FLOOR AREA: The property extends to an approximate floor area of 47 m² (504 ft²).

RATEABLE VALUE: NAV/RV: £2,750. The unit qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

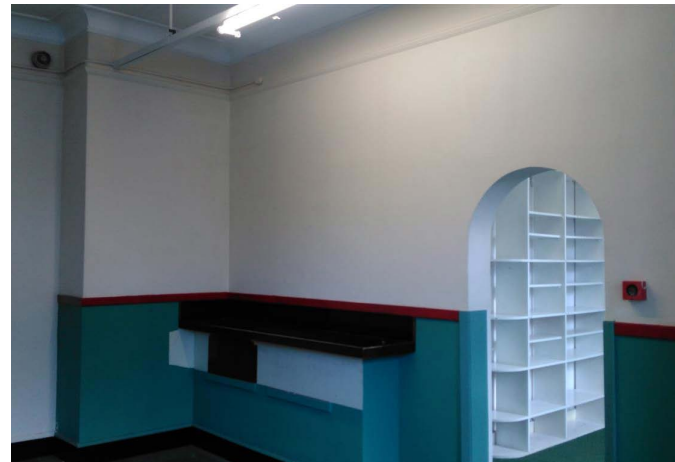
PLANNING: The property currently benefits from Class 1 (Shops) Use in terms of the Town and Country Planning (Use Classes) (Scotland) Order. Other uses may be suitable, subject to securing planning consent.

LEASE DETAILS: The subjects are available "To Let" on FRI Lease terms for a period to be agreed with a rental of £4,000 per annum, exclusive of VAT sought.

EPC: Details available on request.

VAT: VAT will apply to any transaction.

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



VIEWING & FURTHER INFORMATION

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

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