



INDUSTRIAL

MODERN INDUSTRIAL UNIT WITH EXTENSIVE YARD AREAS

FLOOR AREA: 8,411 FT² | SITE AREA: 2.018 ACRES | DEVELOPMENT POTENTIAL | NC500 ROUTE PROFILE

OFFERS OVER £295,000 INVITED

FOR SALE



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LOCATION

Poolewe is a small rural village (population circa: 230) by Loch Ewe in Wester Ross located in the northwest Highlands of Scotland approximately 75 miles northwest of Inverness the Capital and main administrative center for the Highland and Islands.

Poolewe is on the North Coast 500 (NC 500) route which was launched in 2015 and regularly ranks among the world's top ten road trips which has facilitated an increase in tourist numbers to the area.

Facilities in the village are limited with a wider range of services found in the village of Gairloch which lies within easy commuting distance approximately 5.5 miles to the southwest of Poolewe via the A832 road. The subjects are located on the eastern periphery of the village in a rural location accessed from the (B8057), adjacent to Scottish Water.

DESCRIPTION

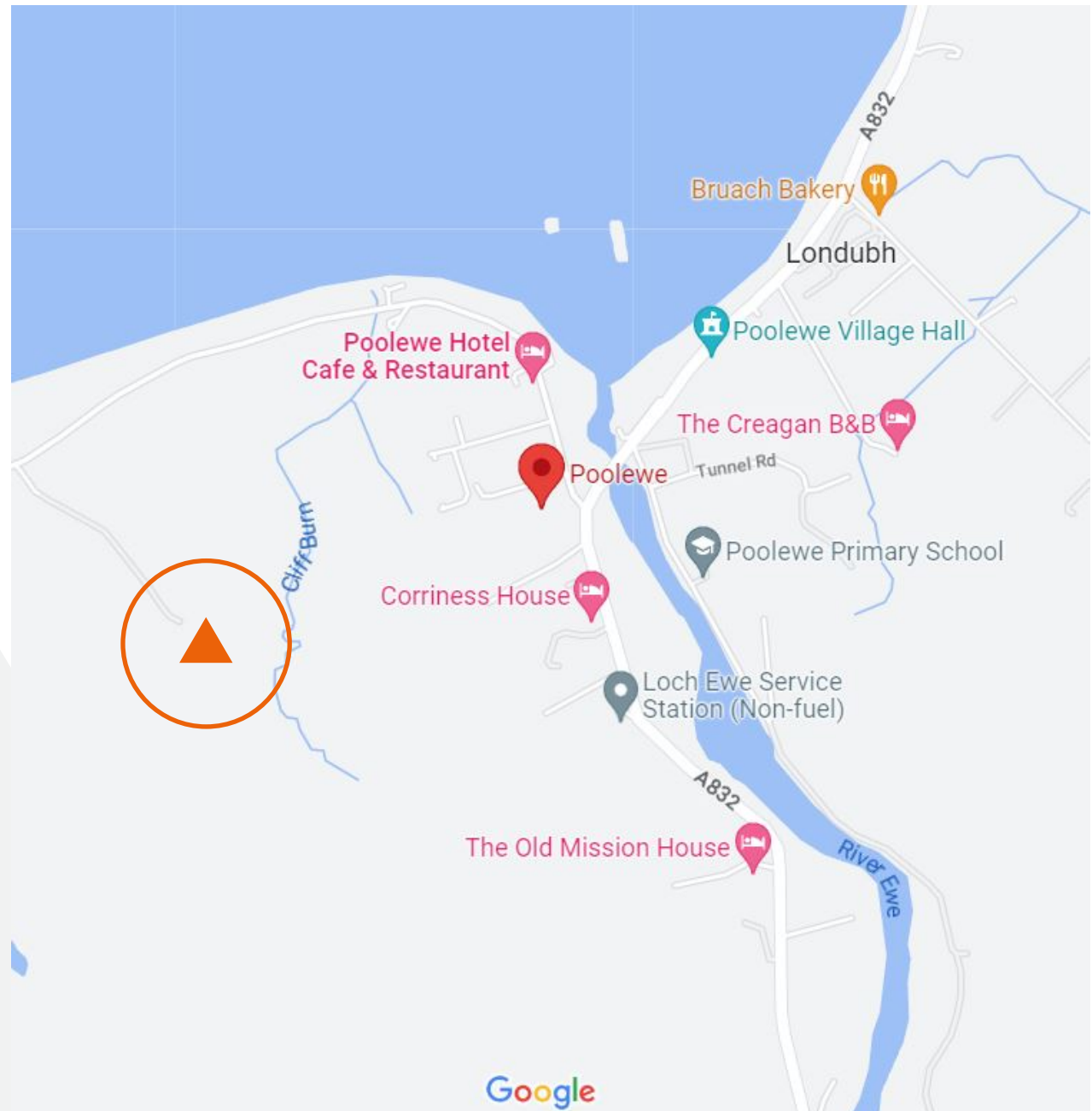
The subjects comprise a two story, standalone industrial unit dating from the early 2000's and subsequently extended circa 2010.

The original building is of steel portal frame construction built to an eaves height of approximately 4m. The walls are infilled with masonry and finished with roughcast. The upper wall sections and roof are clad with composite profile metal sheet cladding. The front extension is understood to be of cavity timber frame construction, finished with reconstituted stone and matching profile metal sheeting in parts all set under a pitched roof clad with profile metal sheeting. The ground floors are of solid concrete construction, whilst the first floors are formed in suspended timber. Windows are largely of uPVC double glazed manufacture.

The building has been compartmentalised to include office, workshop and staff accommodation. The offices have painted plasterboard walls and ceilings, some with suspended ceiling grids incorporating fluorescent lighting.

The workshop sections provide clear span accommodation with roller shutter door access and high bay artificial lighting. The mechanic's workshop has a vehicle inspection pit. There is staff accommodation formed at first floor level which has a standard residential fit-out and provides comfortable space.

The site is slightly sloping in part and extends in total to approximately 0.816 ha (2.018 acres). The building occupies around 10% of the site area, as such there is surplus yardage which provides circulation and parking, a wash bay with interceptor, laydown areas and other storage areas. The access is shared with Scottish Water.



FLOOR AREAS

The accommodation and gross internal floor areas are summarised within the table below:-

Accommodation	m ²	ft ²
Ground Entrance Vestibule, Reception, Offices, Toilets, Staff Welfare Areas, Storage, Parts Store, Mechanic's workshop, Rear Workshops & Refuse Area.	544.62	5,862
First 2 Bedroom Flat with Living Room, Kitchen & Shower Room. Offices, Storage & Mezzanine.	236.77	2,549
Total:	781.38	8,411

RATEABLE VALUE

Current NAV/RV of £19,500 due to increase to £23,750 as of 1st April 2023.

EPC

Details available on request.

PLANNING

The property has until recently been operated by building contractors as workshops, stores, etc with staff accommodation which could continue. We understand the current use falls within Class 5 (General Industrial) of the Use Classes Order.

The property would suit a range of industrial uses. There may also be redevelopment potential for other uses, subject to planning.

Please contact the marketing agents to discuss any proposals.

SALE PRICE

Our Client's Heritable Interest (Scottish equivalent of English Freehold) with the benefit of vacant possession is available with Offers over **£295,000 exclusive of VAT**, sought.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.















For further information or viewing arrangements please contact the joint agents:

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