

FOR SALE

LICENSED PREMISES

Former Bar & Restaurant

Established Prominent Location
with Profile to Main A96

Public Parking Nearby

Floor Area: 378 m² (4,068 ft²)

Qualifies for 100% Rates Relief

Suitable for Various Uses, STP

Price on Application

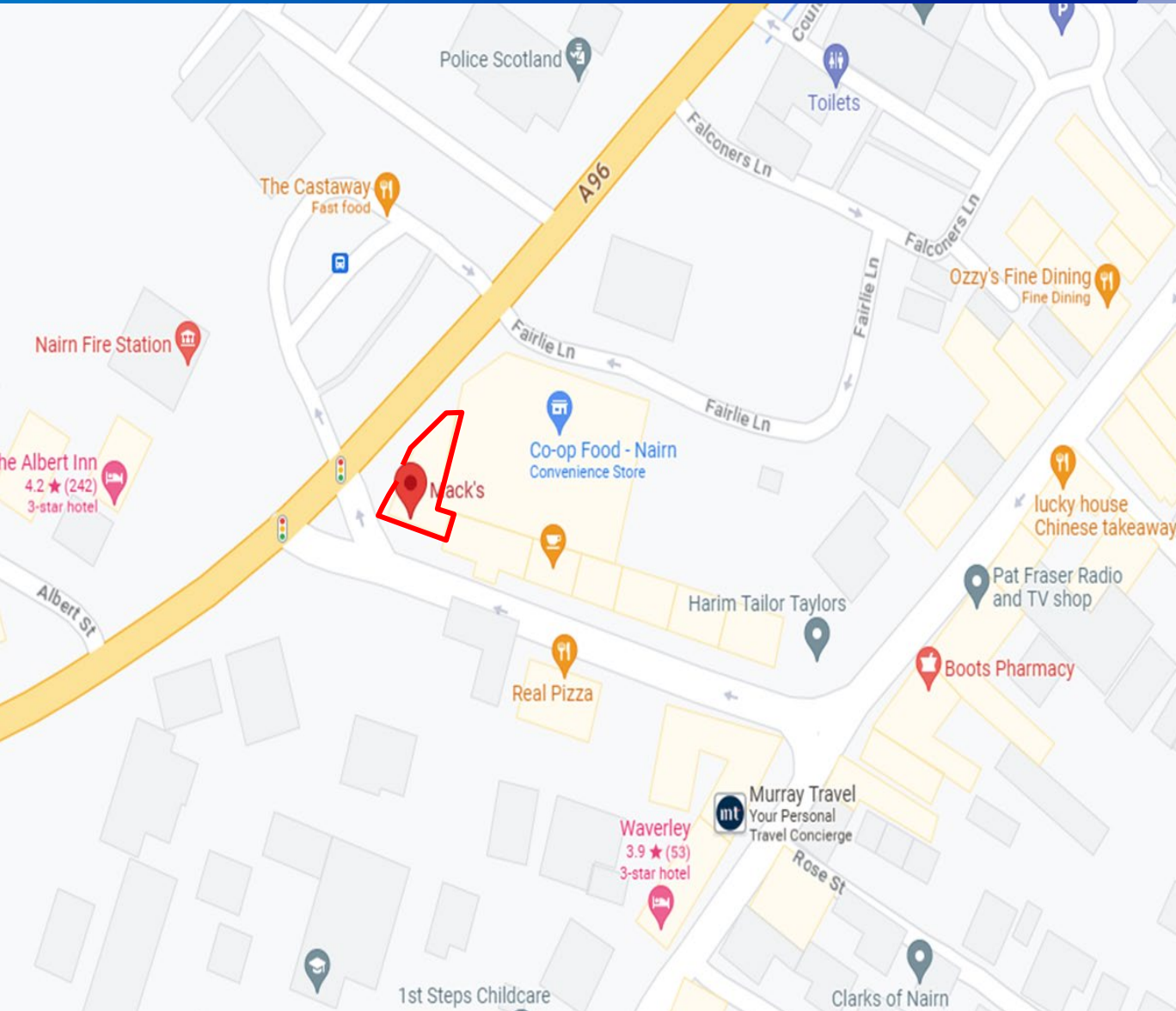


WHAT 3 WORDS

FORMER MACK'S, 19 LEOPOLD STREET, NAIRN, IV12 4BE

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FORMER MACK'S BAR & RESTAURANT 19 LEOPOLD STREET, NAIRN



FIND ON GOOGLE MAPS

LOCATION

Nairn enjoys a superb setting on the Moray Firth. Historically it was the "county" town and principal administrative and service centre for Nairnshire. The town's maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal. Nairn boasts a wide range of amenities including shops, supermarkets, restaurants, schools, a swimming pool, a marina and two championship golf courses.

The town has grown over recent years and is popular with commuters to Inverness and Elgin. It sits approximately 17 miles to the north-east of Inverness, the capital and main administrative centre for the Highlands & Islands and 22 miles to the west of Elgin, the main centre for Moray.

Dalcross Airport lies approximately 9 miles south-west of the town. The Airport provides daily flights within the UK and also to some European destinations. Nairn is served by the main Aberdeen to Inverness railway line.

By road, Nairn is on the A96 trunk route connecting Inverness, Elgin and Aberdeen. The A96 passes directly through the town centre.

The subjects are prominently located on the corner of Leopold Street and Inverness Road, which forms part of the A96 trunk road, allowing the property high visibility from the main road. The building is attached to a Co-operative Food Store with car parking to the rear.

Nairn Bus Station is located directly opposite the subject property as is public car parking and two hot food take-away units.

The property is also conveniently positioned for access to Nairn High Street, a very short walking distance to the east, where a good selection of both national and local retailers and businesses operate.



DESCRIPTION

We understand the subjects were constructed during the late 1930's and have been used for a range of purposes in the past including a tea-room, a cinema, a bingo hall and more recently as a bar and restaurant.

The semi-detached building is of masonry construction under a mix of both pitched and flat roofs. The property benefits from extensive glazed frontage to both Inverness Road and Leopold Street.

The building provides extensive accommodation, mainly over the ground floor level to include a lounge bar with separate toilet facilities and a public bar with a separate entrance and its own toilet facilities. The premises are fully inter-connected and include a kitchen, cellar, dry store, office and other storage areas. The upper floor provides further storage space.

FLOOR AREAS

The accommodation extends to the undernoted approx. floor areas:

ACCOMMODATION	M ²	FT ²
Ground Floor	338.31	3,642
First Floor	39.60	426
TOTAL:	377.91	4,068

EPC

The property has a current EPC Rating of "G" for energy performance. The EPC documentation is available on request.

RATEABLE VALUE

The property is currently on the Assessor's portal with a NAV/RV of: £10,000. The property qualifies for 100% business rates relief in terms of the Small Business Bonus Scheme.



PLANNING

The property was most recently operated as a licensed bar and restaurant.

The property may suit a range of alternative uses subject to securing the appropriate planning consent.

Please discuss any proposals with the marketing agents or make enquiries with the local planning department of The Highland Council.

SALE TERMS

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession.

Price on Application. .

ENTRY

Immediate entry is available on the conclusion of legal Missives.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

VAT

The property is elected for the purposes of VAT.

Therefore, VAT will apply to any transaction.







J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: November 2024

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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