



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE/MAY LET

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- GROUND FLOOR ACCOMMODATION, EXTENDING TO 230 m² (2,475 ft²)
- SUITABLE FOR A VARIETY OF RETAIL/CAFE/LICENSED TRADE USES
- PRIME CENTRAL LOCATION

46A HIGH STREET, NAIRN
PRICE: £250,000 RENT: £25,000

LOCATION

Nairn is a popular sea-side market town located approximately 16 miles east of Inverness and has a population of approximately 11,500. It is a popular sea-side destination with renowned beaches and championship golf courses. The town is served by a mainline railway and is only 10 miles from Inverness Airport. Forres Road is the main arterial route through Nairn. In 2016 Traffic flow was estimated at circa 12,000 vehicles passing through Nairn per day.

Specifically, The subjects are located on High Street in Nairn. Nearby occupiers include M & Co, The Co-Op and other various retail and takeaway uses.

DESCRIPTION

The unit comprises the ground floor of a two storey and attic traditional stone built and slate roofed building situated with frontage to Nairn High Street with return frontage to one of the many lanes leading to the Nairn town centre free car park which has 370 available parking spaces.

ACCOMMODATION

The accommodation may be summarised as follows;

Ground Floor: Entrance Vestibule, Main Sales Area and Rear Store/Entrance.

The interior of the property has been stripped back, re-lined and redecorated, with feature stone work exposed ready for a new internal shop fit. The incoming purchaser/tenant will require to install the toilet and staff facilities.

The premises was formerly operated as a public house. Although change of use has been obtained for retail purposes the property could still be utilised for cafe/bar purposes. In addition, approval has been obtained for the installation of additional display windows to the rear elevation facing the car park (see attached plan).

The subjects have a Gross Internal Area of 227.2 m² (2,445 ft²).

VAT

All figures quoted are exclusive of VAT, which will be added at the prevailing rate.

EPC

Available on request.

PLANNING

The premises now has approved planning for conversion into a retail unit, from its previous use as a public bar. More information on the planning application can be found at the Highland Council website under reference number 17/01309/FUL. The Premises is also suitable for sub-division into two units, one with access from the High Street and the remaining from the rear car park. Enquiries for sub-divided units will be considered.

SALE PRICE

Offers in the region of £250,000 are sought. The premises may also be available to let at an annual rental of £25,000.

SERVICES

Mains gas, water and electricity services are connected to the property. The property benefits from a central heating system with a 300 litre mega flow hot water tank all served by a new Worcester gas boiler. Drainage is to the main sewer.

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £0, as the premises is under re-construction, however we would expect the rateable value to be below the £15,000 threshold, which would allow the new occupier to claim relief under the Small Business Rates Relief scheme (subject to qualifying criteria).

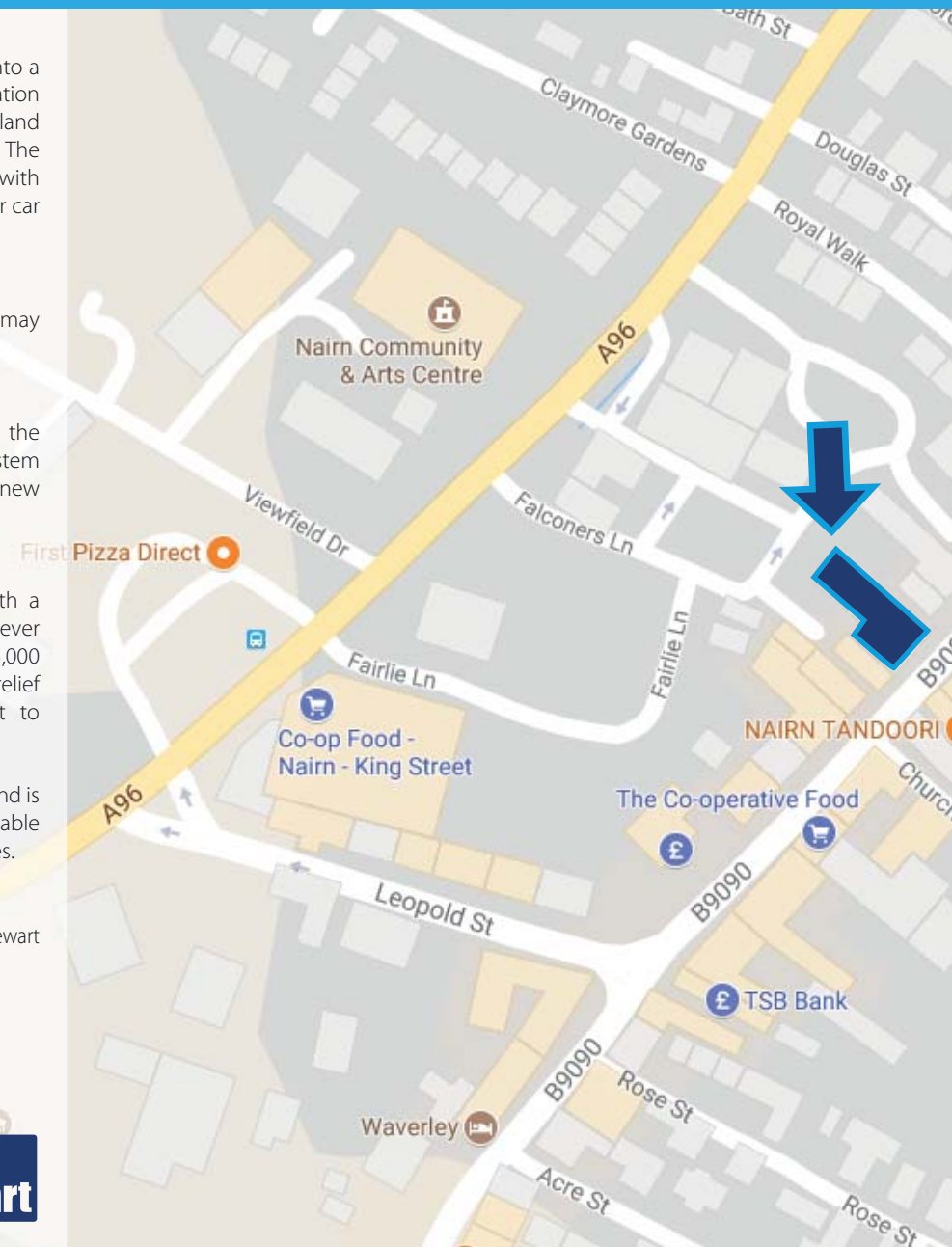
The uniform business rate for commercial premises in Scotland is 46.6p in the pound for the financial year 2017/2018 for rateable values under £35,000, excluding water and sewerage charges.

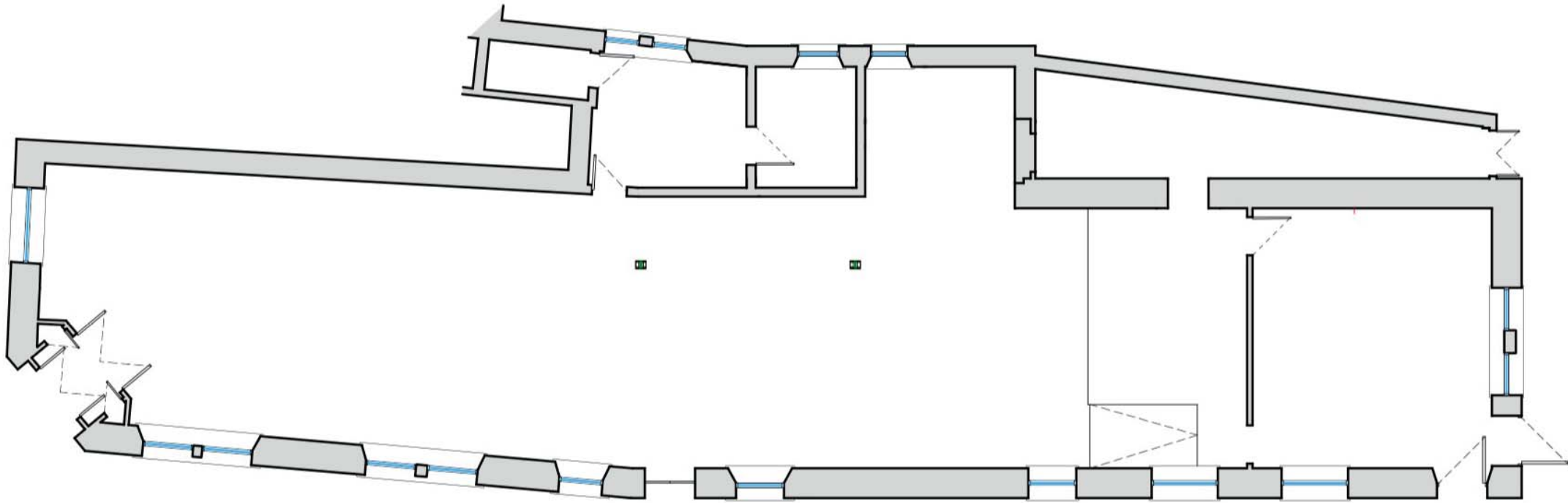
FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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PROPOSED FLOOR PLAN



OWNERS FLAT

LOCATED ABOVE UNIT

- NEWLY RENOVATED
- BRAND NEW CENTRAL HEATING AND DOUBLE GLAZING
- COMPLETELY REWIRED
- NEW CARPETS AND FRESH DECORATION THROUGHOUT

ACCOMODATION

- LOUNGE AND DINING AREA
- FULLY FITTED KITCHEN
- MASTER BEDROOM W/ ENSUITE AND DRESSING ROOM
- 2 ADDITIONAL BEDROOMS
- SHOWER ROOM
- UTILITY ROOM

**AVAILABLE TO PURCHASE BY
SEPARATE NEGOTIATION
PRICE ON APPLICATION**



