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FOR SALE

Workshops and Land, Station Road, Kyle of Lochalsh

- ✔ Ground Industrial units located on a prominent site
- ✔ Suitable for redevelopment (subject to consents)
- ✔ Small secure yard area and off street parking
- ✔ Approximately 295.55 sq m (3,182 sq ft)

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



DESCRIPTION

Timber shed

This property is of timber framed construction clad externally in timber boarding beneath a pitched roof clad in corrugated cement fibre sheeting. A series of single glazed windows provide daylight within the subjects whilst artificial lighting is provided by fluorescent tubes. The subjects also benefit from vehicle access doors and solid concrete flooring.

Office/Workshop Building

This building is an L shaped building of rendered block/brick construction beneath a pitched roof clad in corrugated cement fibre sheeting. Internally flooring is solid concrete whilst walls are a mixture of plasterboard lined and bare painted block.

LOCATION

The subjects are located in a prominent road side location on the A87 (Station Road) entering the town of Kyle of Lochalsh. Kyle of Lochalsh is a small town on the west coast of Scotland which is known as being the historic crossing point of the Skye Ferry and is now the location of the main bridge connecting Skye to the main land of Scotland. The town is a popular tourist destination and is also home to a number of businesses. The subjects are conveniently located for road access to the A87 with the main railway to Inverness being stationed close by.

UTILITIES

The property has supplies of mains water, drainage and electricity.

ACCOMMODATION

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice to give the following areas:

Timber Store

Storage Area, Secure Room 153.18 sq m (1,649 sq ft)

Office/Workshop

Entrance Hallway, Office 1, Office 2, Office 3,
Kitchen/Staffroom, WC's, Workshop,
Office, Store 142.37 sq m (1,533 sq ft)

Total - 295.55 sq m (3,182 sq ft)

SALE

Offers in the region of £150,000 are sought for the premises.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,900 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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