



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**Commercial Premises, Station Road, Kyle. IV40 8AE. Annual rent per annum £11,750 + VAT**

Flexible lease terms

Flexibility of use (subject to obtaining any necessary consents)

Local custom and passing trade

Two storey

Prime location

Spacious premises

## Description:

**An exciting opportunity has arisen to lease a spacious business premises (formerly Kyle of Lochalsh Woollens) located in the heart of the popular village of Kyle of Lochalsh. Now available for long term lease this two storey premises could provide a variety of options and flexibility of use (subject to obtaining any necessary consents).**

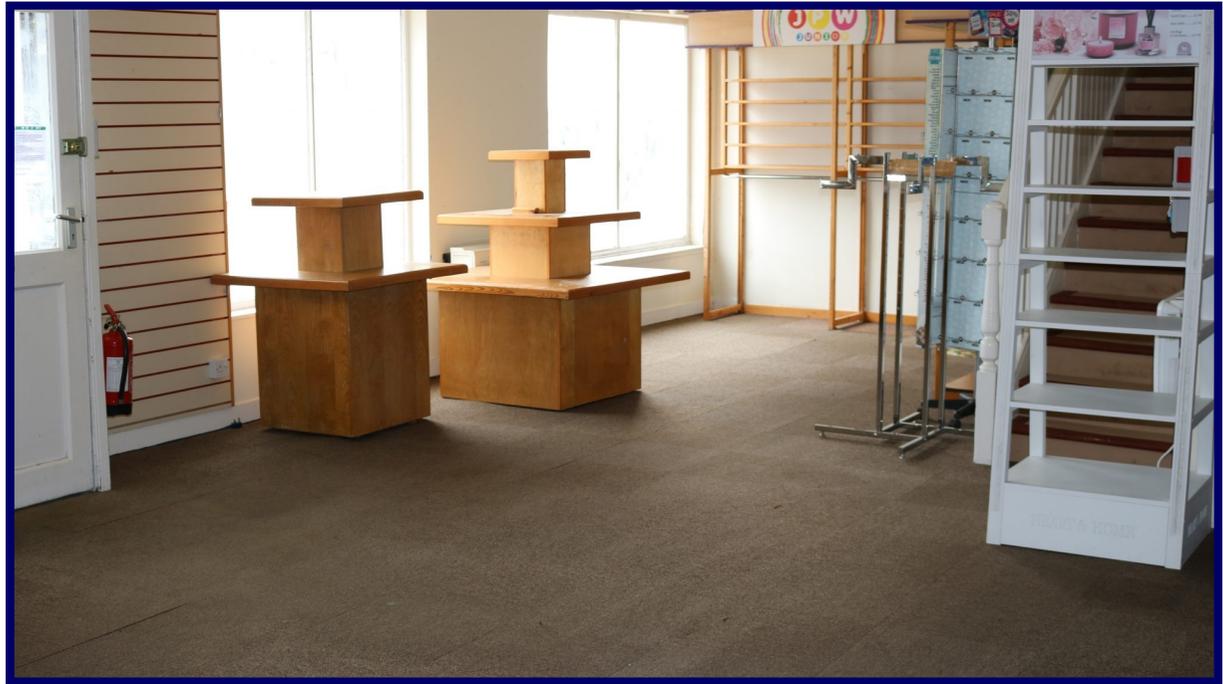
The accommodation within comprises of:

Main area, kitchen and cloakroom with W.C. on the ground floor and a main area, office and stockroom on the first floor.

It's prime location, adjacent to the A87 through the village, maximises the opportunity for passing trade and local custom. The layout lends itself well for a retail premises but it could also offer flexibility of use subject to the leaseholder's requirements and the obtaining of any necessary consents.

The owners are open to negotiations regarding the schedule for rental payments, including discussions around shop refit and redecoration, if required. The tenant will be solely responsible for the annual building insurance, their own business insurance and payment of all utilities.

Viewing is highly recommended to appreciate the business opportunity that is on offer.



## Ground Floor:

### Main area

37'10" x 23'08" (11.54m x 7.22m)

### Staff Room

11'02" x 8'08" (3.42m x 2.67m)

### Rear Porch

3'07" x 3'07" (1.11m x 1.11m)

### Cloakroom with W.C.

4'05" x 3'08" (1.35m x 1.13m)



## First Floor:

### Main Area

28'08" x 14'10" (8.60m x 4.53m)

### Office

9'09" x 6'10" (2.99m x 2.09m)

### Stock Room

9'08" x 7'09" (2.97m x 2.37m)





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains electricity, drainage and water.

## EPC Rating:

Commercial - G

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

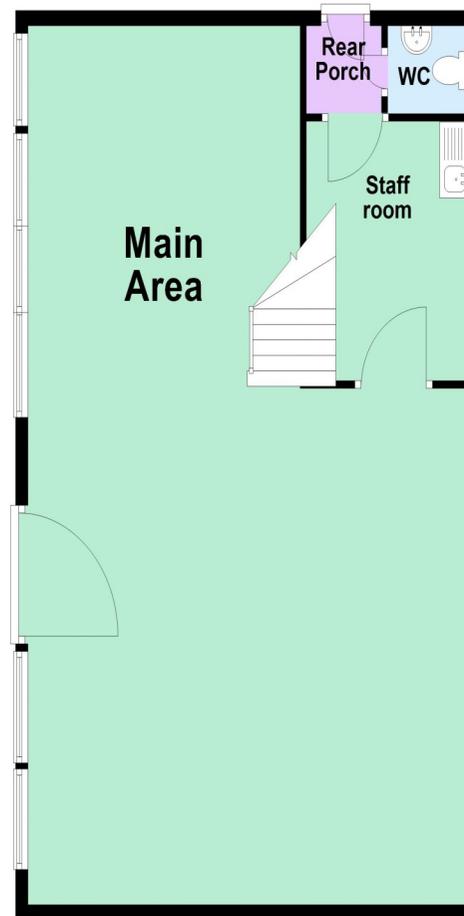
## Entry:

By mutual agreement.

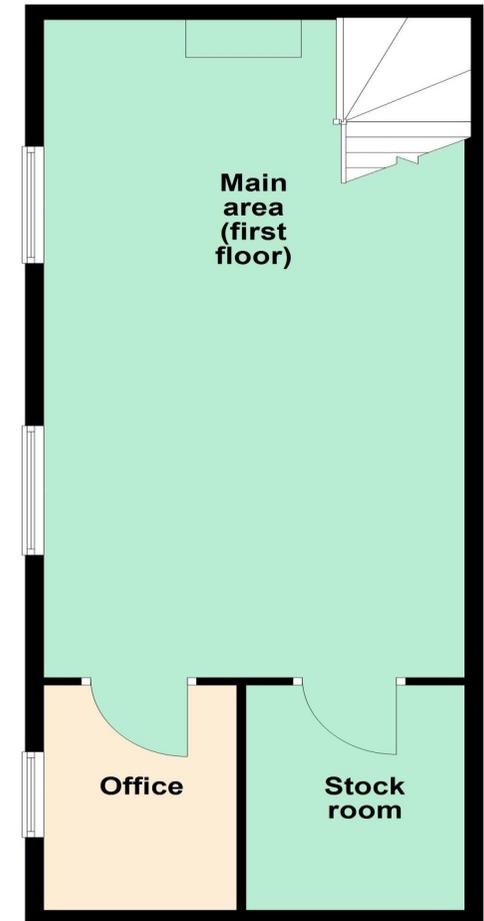
## Directions:

From the A87 on arrival in Kyle of Lochalsh (heading towards the Isle of Skye) the premises are located adjacent to the road on the left hand side beside the first set of traffic lights.

Ground Floor



First Floor



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD