



# 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



**D'Mands, Main Street, Kyle. IV40 8AB.**

Hairdressing salon

Flexible options for use

Central location

Passing trade

**Annual rent per annum £7,500**

Successful business

Lease or purchase options available

UPVC double glazing

## Description:

**A unique and exciting opportunity has arisen to lease a successful business premises. Positioned in a central location in the busy village of Kyle of Lochalsh, with ample parking nearby, it is in an ideal location for customers.**

On offer is a commercial premises (freehold) situated on Main Street in the heart of Kyle of Lochalsh. The premises have for several years been operating as a successful Hairdressing Salon by the present owner, who has built a large local customer base. However the premises offer flexibility of use with the location, alongside an opticians and a beauty salon, benefitting from passing trade from the many tourists who visit the area throughout the year. The premises have been upgraded in recent years, with replacement windows, interior walls to maximise operating space, cloakroom fittings and salon lighting.

The accommodation within comprises of: Salon area, waiting room/reception area and cloakroom with W.C. All fixed and moveable assets plus stock are included, if so required by the tenant.

This is an excellent opportunity to lease a premises which has been a very successful local business and offers flexible options for use.

**\*\*An option to purchase the premises is also available. Please contact this Agency for further information\*\***



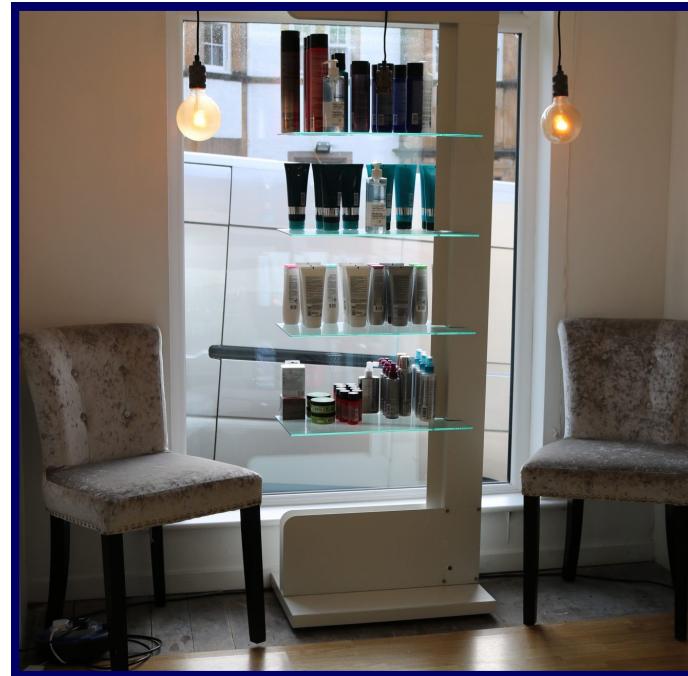
## **Salon**

A bright area with a part glazed UPVC front door and full length picture window to the front allowing in floods of natural light. The high ceiling adds to the the bright and airy feel.

13'07" x 10'06" (4.14m x 3.21m) at max.

Two openings from the salon area lead through to the rear of the salon. Stainless steel sink and drainer with mixer tap.

10'06" x 6'03" (3.21m x 1.92m)



## **Reception/waiting area**

Bright area with full length picture window to the front allowing in floods of natural light. Being used as a reception at present and has previously been used as a customer waiting area. This could be utilised as additional salon space or a seperate treatment room. 9'02" x 6'11" (2.81m x 2.13m)



## **Cloakroom with W.C.**

Accessed from the reception/waiting area. Vinyl floor. White W.C. and wash hand basin with tiled splash back.

6'09" x 4'11" (2.06m x 1.50m)



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## **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 turn into Main Street and D'Mands can be found on the left hand side, opposite the Kyle Hotel.

## **Ground Floor**



Illustrative only. Not to scale.  
Plan produced using PlanUp.

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