



# 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



**Unit 2, Broom Place, Portree, Isle of Skye, IV51 9HL.**

**Offers Over £175,000**

Detached Business Premises

BT Fibre Broadband (VDSL)

Ample Parking

Approximately 66 Square Metres

Double Glazing & Oil Fired Heating

Flexibility For A Variety Of Uses

## Description:

**Unit 2, Broom Place offers a unique opportunity to a purchase a business premises ideally located within a busy industrial estate in Portree.**

The premises has previously been utilised as an office however offers the potential for a variety of uses, subject to necessary planning or change of use consent. Unit 2 is conveniently located in Broom Place within Portree Industrial Estate. The premises extends to approximately 66 square metres and offers flexibility for a variety of uses.

The generous accommodation within is set out over one level and comprises of a large open plan office, kitchen area and W.C. The property further benefits from oil fired heating and ample power and phone sockets throughout. There is a broadband line to the property—(BT Fibre Broadband (VDSL)). The loft is fully floored and provides plenty of storage space.

Externally the premises is set within a generous sized plot with ample car parking provided to the front and side of the building.

Viewing is highly recommended to appreciate the size potential the premises has to offer.

Furniture may be included by separate negotiation.



## Room sizes:

### Ground Floor

#### Main Office

6.96m x 9.56m (22'10" x 31'04").

#### Kitchen Area

2.16m x 2.11m (7'01" x 6'11").

#### W.C

3.13m x 1.18m (10'02" x 3'10").





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## Services:

Mains water, electricity and drainage. Oil fired heating. BT Fibre Broadband (VDSL)

## Council Tax:

This property is subject to business rates.

## EPC Rating:

TBC

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

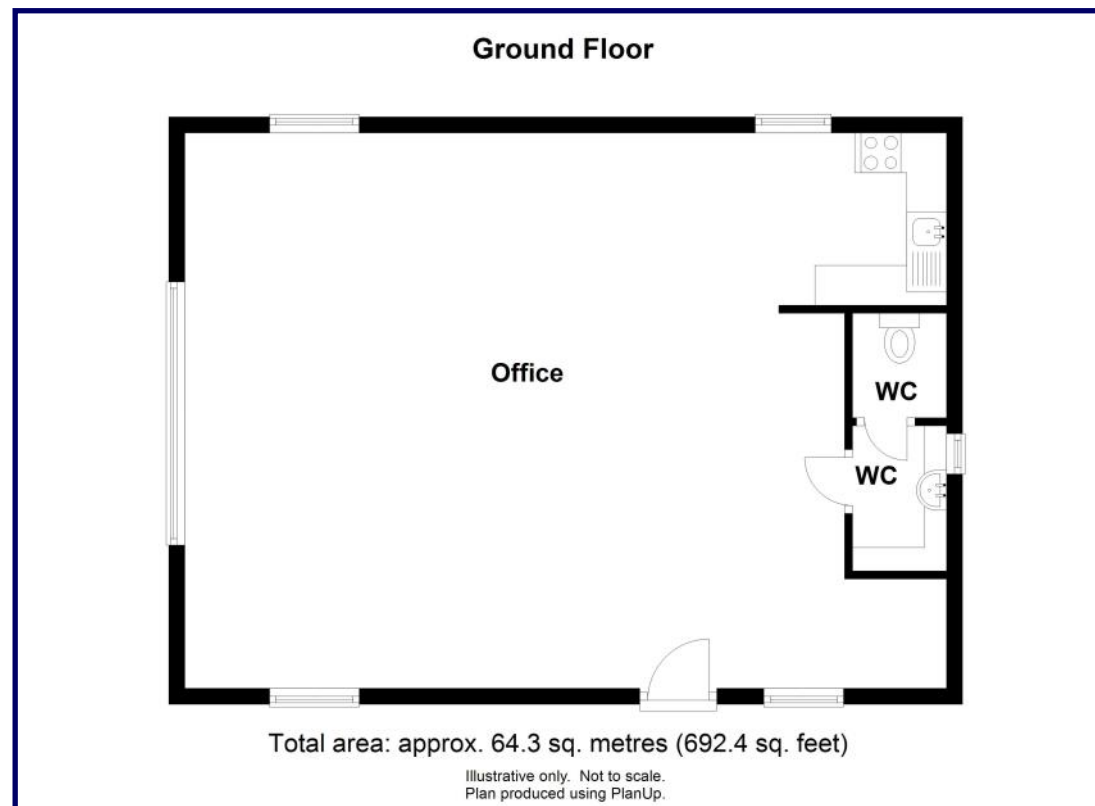
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Somerled Square take the A87 to Dunvegan/ Uig, continue on the road and take the second exit at the round about to continue on A87. Take the second turning on your right hand side on to Broom Place and then take the first left. Unit 2 will be clearly marked.



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.

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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