



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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Commercial Offices, Station Road, Kyle of Lochalsh, IV40 8AE.

Rent: £10,800 pa

Floor Space of Approx. 86.2 sq. metres

Central Location

Kitchen Area, W.C. & Office Spaces

Offers a Variety of Options (Subject to Planning)

Must Be Viewed



Details:

A rare and exciting opportunity to lease commercial offices in the centre of Kyle of Lochalsh has now become available with the potential to provide a variety of options (subject to obtaining any necessary consents).

The premises is a two storey property located in a prominent position on the busy main street in the centre of Kyle of Lochalsh. The offices had previously operated as a successful dental practice, however, offers the potential for a variety of uses, subject to necessary planning or change of use consent. The premises extends to approximately 86.2 square meters and offers the potential to be split into separate units offering a variety of uses.

The well-maintained premises is set out over two levels and comprises of; entrance vestibule on the ground floor. The first floor comprises; landing, main area, reception area, kitchenette, W.C., and three offices. The building also benefits from a separate stairway, accessed via an external door, from where there is an accessible chairlift leading up to the first floor.

The annual rent is £10,800 inclusive of VAT. The owners are open to negotiations regarding the schedule for rental payments. The tenant will be solely responsible for the annual building insurance premium, their own business insurance and payment of all utilities. The property is subject to business rates but the tenant may be eligible for business rates relief and can apply via the Highland Council website for the Small Business Bonus

Scheme: https://www.highland.gov.uk/info/2/business_rates/406/business_rates_discounts

Must be viewed to fully appreciate the potential the premises has to offer.

Location:

Kyle of Lochalsh is a large busy village and offers the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. The location offers the advantages of passing trade with year round local custom plus the many visitors who visit and travel through the area during the year on their journey to Skye.

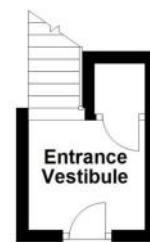
Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Ground Floor



First 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.

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