



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



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

Rent: £11,750 pa

Floor Space of Approx. 839sq.ft

Central Location

Kitchen Area, W.C. & Office Space

Offers a Variety of Options (Subject to Planning)

Must Be Viewed



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

Details:

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 lease (flexible terms) 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 annual rent is £11,750 plus 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.

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

Location:

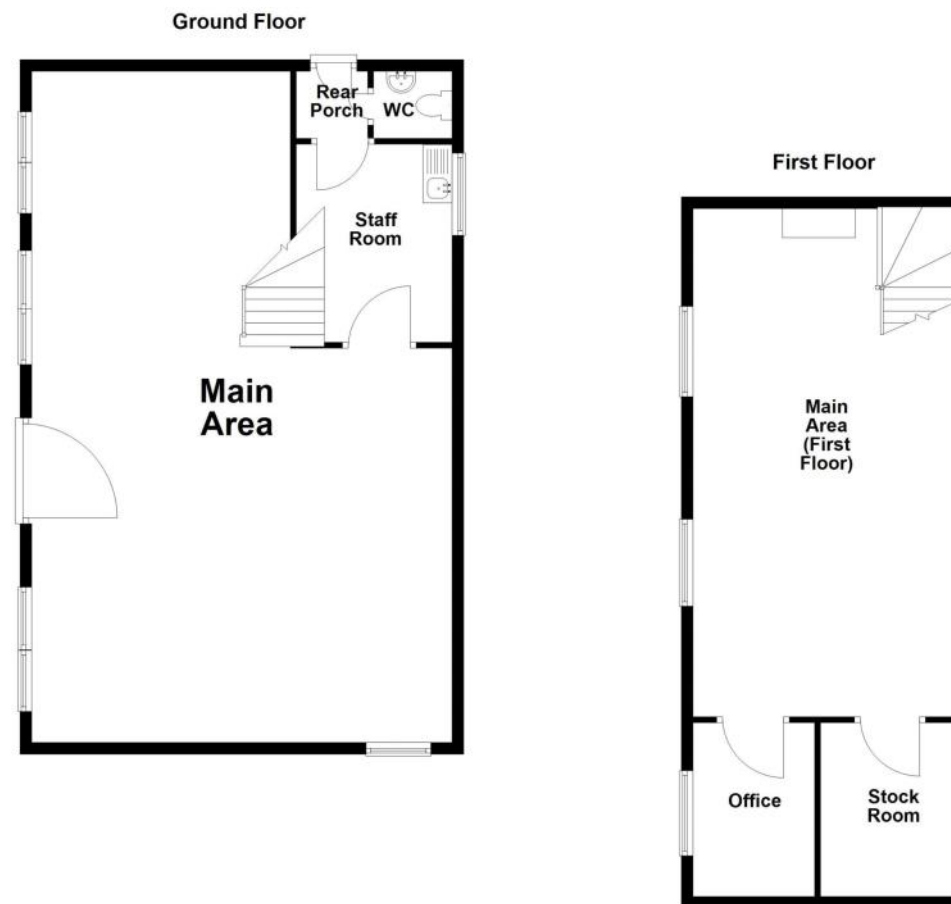
Kyle of Lochalsh is a large busy village and offers the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service 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.



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
IV40 8AB