



# The Isle of Skye Estate Agency

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

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## Uig Storage Unit, Uig, Isle of Skye, IV55 9XP

**Offers Over £35,000**

Detached Storage Unit

Variety of Uses

Prime Location

Excellent Business Opportunity



## Details:

**A unique opportunity to purchase a storage unit offering the potential for development, subject to necessary planning consents. Positioned in a prime location in the popular village of Uig and situated on the main road to the north of the island making it an ideal location to take advantage of passing trade.**

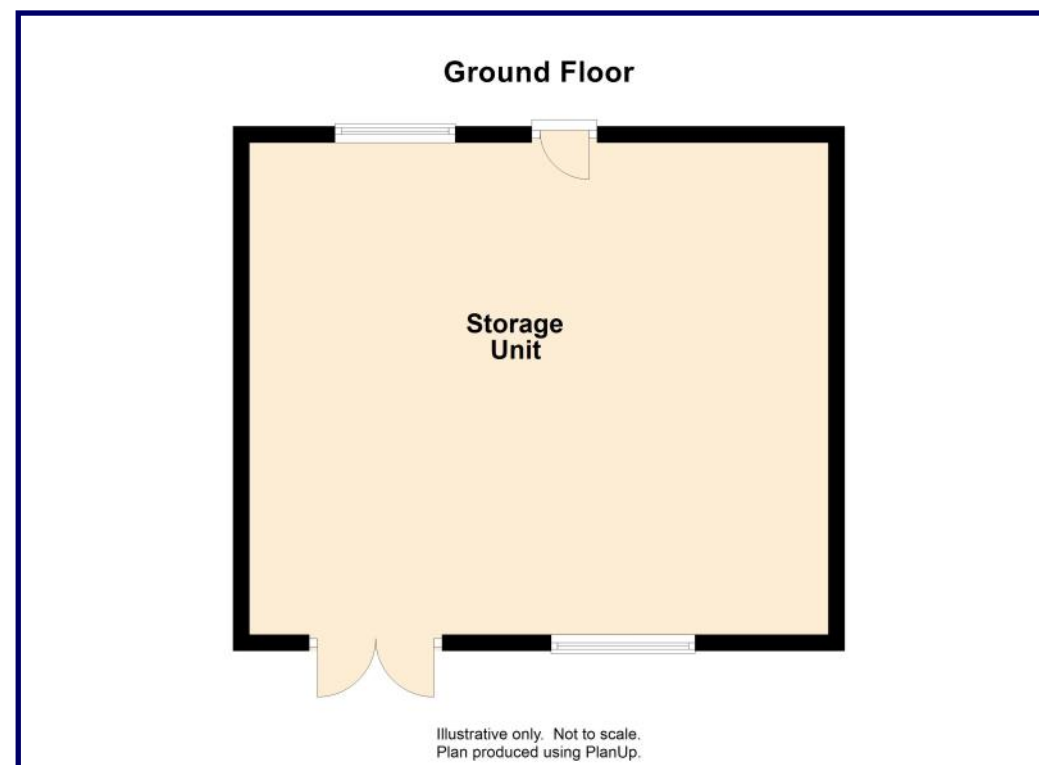
On offer is a detached commercial unit situated on a busy main road close to the heart of Uig offering a variety of uses subject to the necessary consents. The premises offers the potential for development, subject to planning. There is believed to be an area of land to the rear of the property, however, this is to confirmed by title deeds.

The property within comprises of a large, open space with a raised, mezzanine, storage area. The building is of block construction with a corrugated steel roof and gables, the floors are poured concrete and there are doors to the front and rear.

This premises would suit a local business requiring storage space.

## Location:

Uig is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services include a general store, petrol station, pub, bakery and the local Isle of Skye Brewery. Secondary education is provided in Portree, some 18 miles to the south, together with all the facilities you would expect of a modern town including supermarkets, shops, banks, cottage hospital, swimming pool/leisure centre and library. With its ferry links, Uig benefits from a daily bus service to Portree with onward links to the mainland. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge making and Uig a prime location for Bed & Breakfast properties.



## Council Tax:

This property is subject to business rates.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Services:

Mains electricity.

## Entry:

By mutual agreement.

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

Kyle Office:  
Main Street