ALLIED SURVEYORS SCOTLAND

Retail

FOR SALE



115 High Street, Nairn, IV12 4DB

Retail unit located centrally within Nairn

Summary

Tenure	For Sale
Available Size	52.60 sq m / 566.18 sq ft
Price	Offers in excess of £65,000
Rateable Value	£5,400
EPC Rating	C (34)

Key Points

- Generously sized open plan sales area
- Prominent High Street location
- Suitable for a range of uses and occupiers
- Eligible for up to 100% rates relief
- Situated within Nairn town Centre
- Available for offers in excess of £65,000 invited

115 High Street, Nairn, IV12 4DB

Description

The subjects comprise a ground floor retail unit contained within a larger two storey mixed use building. Internally the property is laid out with an open plan sales area, together with ancillary toilet and kitchenette. The shop benefits from two large display windows which are open to the whole sales area.

Location

The subjects occupy a prominent position on Nairn High Street, within a popular section known locally as 'The Brae'. Surrounding properties are of a similar age and character, with nearby occupiers comprising a mixture of local and national businesses. Nairn is a popular coastal town in the north of Scotland with a population of approximately 10,000. The Highland capital, Inverness, is situated approximately 15 miles to the west and is readily accessible by both road and rail. On-street parking and public car parks are available within close proximity to the property.

Accommodation

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide the following floor areas:

Floor/Unit	sq ft	sq m
Ground	566.18	52.60
Total	**566.18**	**52.60**

Sale

Offers in excess of £65,000 are sought for our clients interest in the property.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,400 effective 1st April 2026. Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

Utilities

The property has connections of mains water, electricity and drainage.

Energy Performance Certificate

The Energy Performance Certificate rating is 'C34'.

Legal Costs

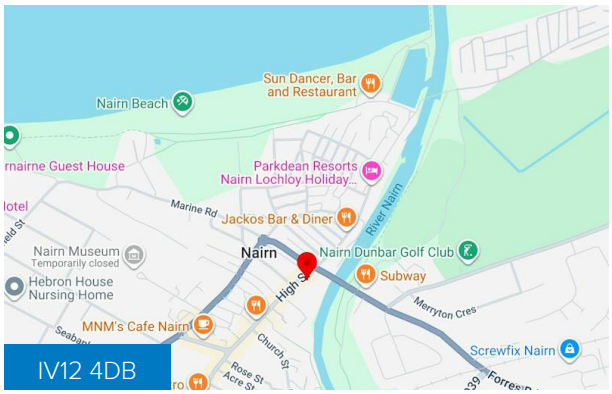
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Entry

On completion of legal formalities.

AML Requirements

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer or heads of terms have been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence before the transaction can proceed.







Viewing & Further Information

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