



COMMERCIAL PROPERTY AND DEVELOPMENT OPPORTUNITY
STOR A GHUAIL AND DEVELOPMENT LAND
BROADFORD, ISLE OF SKYE, IV49 9AE

Galbraith

COMMERCIAL PROPERTY AND DEVELOPMENT OPPORTUNITY IN CENTRAL LOCATION IN BROADFORD

- PROMINENT ROADSIDE LOCATION IN POPULAR VILLAGE.
- STONE BUILT COMMERCIAL/RETAIL UNIT EXTENDING TO APPROX. 613 SQ.FT.
- 1.40 ACRES OF LAND ZONED FOR MIXED USE DEVELOPMENT.
- AVAILABLE AS A WHOLE OR SEPARATE LOTS.

Portree 25 miles ■ Kyle of Lochalsh 8 miles ■ Inverness 87 miles

LOCATION

The property is located in the village of Broadford, the gateway to the Cuillins and is an important settlement providing a wide range of services to south Skye. In terms of population Broadford is secondly only to the principal town of Portree at around 1,170. Occupiers include a Co-op supermarket and a range of local independent retailers, hotels and restaurants together with a number of B&B's and self catering accommodation. There is also a GP surgery, primary school in Broadford. Portree approximately 25 miles to the north provides a wider range of facilities including secondary schooling and a leisure centre. Kyle of Lochalsh lies on the mainland approximately 8 miles to the east and benefits from a range of local amenities and a train station with daily services to Inverness.

DESCRIPTION

STOR A GHUAIL (LOT 1)

The property is located on Old Pier Road (Sraid Na H-Atha) and comprise a stone built commercial building arranged over a single floor under a pitched slate roof. Internally, the property has an open plan treatment room and a cellular layout to the rear with a number of treatment rooms and a W.C. The property until recently has been used as a beautician and has been refurbished to a high standard including UPVC double glazing throughout. The property benefits from a car parking area to the north.

We understand that the property has mains supplies of water and electricity, foul drainage is by connection to a private system. Heating to the property is by electric wall mounted radiators.

DEVELOPMENT LAND (LOT 2)

The development land lies immediately to the east of Stor a Ghuail and is down to rough grass. The land is zoned in the West Highland Council LDP for mixed use development and extends to approximately 1.40 acres.

Access to the site will be via Old Pier Road and to the south of Stor a Ghuail. Alternatively, it may be possible to access the site by forming a new access directly off the A87 to the south subject to obtaining the necessary consents.

PLANNING

The subjects are located West Highland Local Development Plan and identified for mixed use under ref: BF10. We would consider the land is suitable for a range of uses including retail, tourism, business, residential or hospitality and leisure. In the local plan, the land has an indicative capacity for 2 houses.

We would recommend that any planning enquiries should be directed to:

Highland Council,
Headquarters,
Glenurquhart Road,
Inverness,
IV3 5NX.
Tel: 01349 886 608



ASKING PRICE

Our clients are seeking offers over:

Lot 1 (Stor a Ghuail): £85,000

Lot 2 (Development Land): £100,000

The Whole: £185,000

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

The land and buildings are not opted to tax and therefore VAT is not payable on the purchase price.

ENTRY

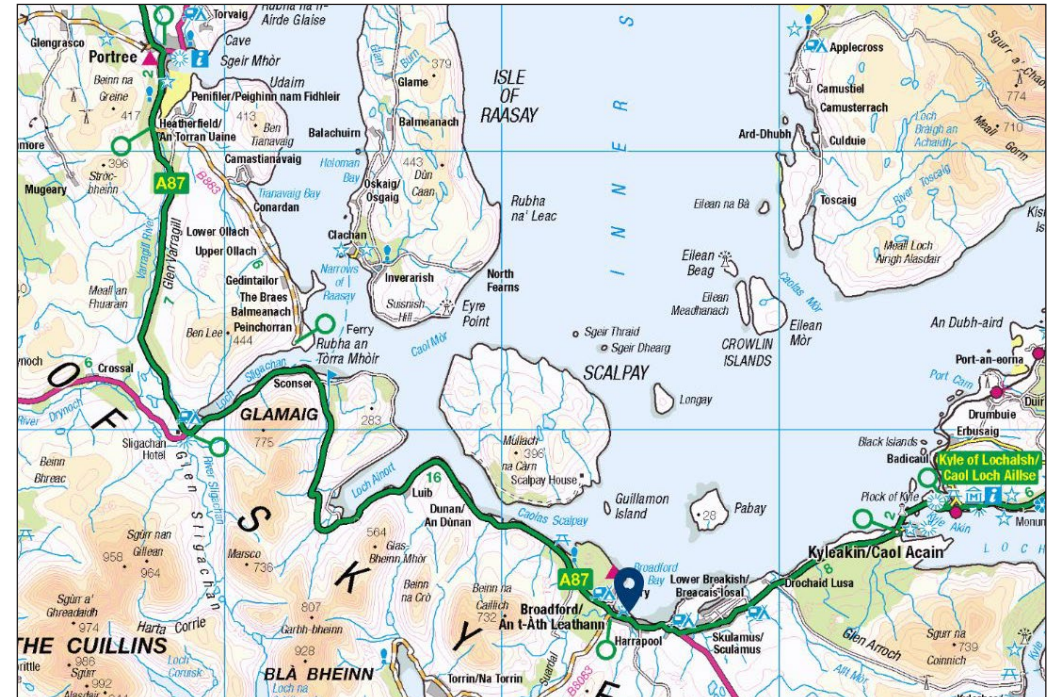
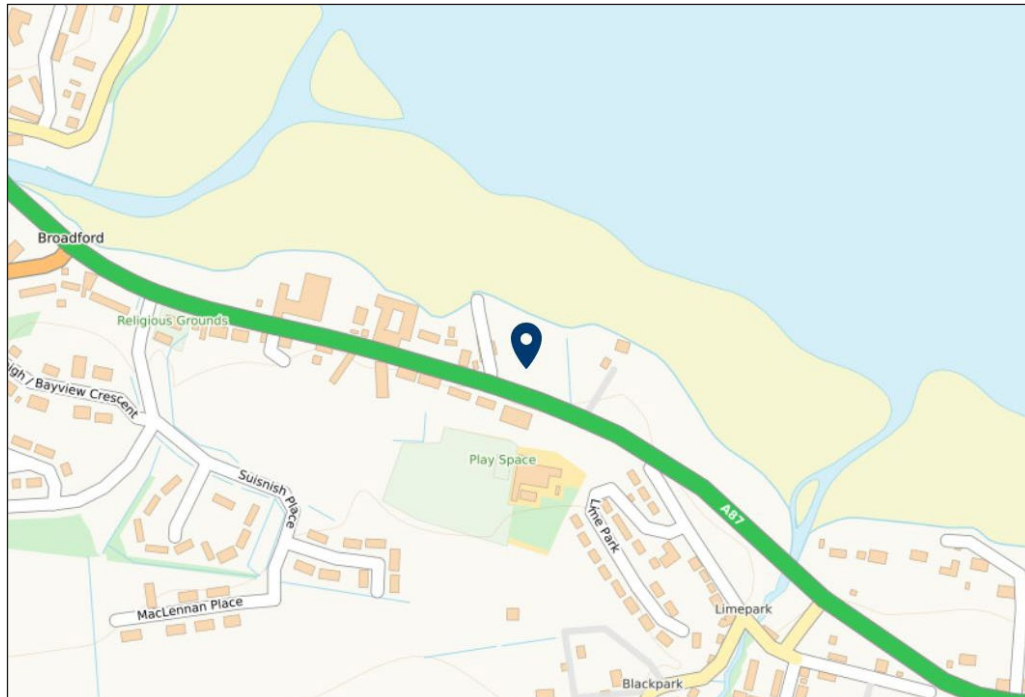
To be mutually agreed.

POST CODE

IV49 9AE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///bucks.mobile.inhabited



ENERGY PERFORMANCE CERTIFICATE

Stor a Ghuail has an EPC rating of F.

SOLICITORS

TBC

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

Galbraith

Suite C

Stirling Agricultural Centre

Stirling

FK9 4RN

Tel: 01786 434 600

Harry Stott

01786 434 630

07909 978 644

harry.stott@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2024. 8. Particulars prepared June 2024.

