

FOR SALE

MIXED-USE COMMERCIAL OPPORTUNITY WITH HOT FOOD TAKEAWAY CONSENT



**Unit 1 / 1A Latheron Centre,
Latheron Lane, Ullapool, IV26 2XB.**

- Fully Fitted Hot Food Takeaway Unit with Existing Consent in Place
- Prominent Mixed-use Opportunity within Ullapool
- Potential Live/Work or Residential Conversion Opportunity (subject to consents)
- Existing Extraction System and Commercial Fitted-out Kitchen
- Offers over £200,000 plus VAT

LOCATION

The property is located within Ullapool, a popular coastal village situated on the north-west coast of Scotland within the Highland Council area. Ullapool serves as an important commercial and tourism hub for the wider region and benefits from strong levels of seasonal visitor traffic throughout the year.

More specifically, the property occupies a position on Latheron Lane within close proximity to the village centre, harbour and waterfront amenities. Surrounding occupiers comprise a mix of local / national retailers, hospitality operators, offices and residential accommodation. The location benefits from good accessibility and visibility within the village, with Ullapool acting as a key gateway to the North Coast 500 tourist route and ferry connections to the Western Isles.



DESCRIPTION

An excellent opportunity to acquire a mixed-use commercial property within the centre of Ullapool, comprising a fully fitted commercial kitchen premises at ground floor level together with separate upper floor accommodation currently utilised as office space.

Unit 1 benefits from an existing Hot Food Takeaway consent together with wipe-clean wall finishes, fitted extraction system and associated servicing, making the property particularly attractive to takeaway operators, café occupiers, food businesses or investors seeking a ready-to-trade opportunity.

Unit 1A located above Unit 1 and is currently used as office accommodation. The units benefits from private offices, kitchen and a shower room. The unit may also offer potential for alternative uses (subject to planning) for residential conversion, providing an attractive opportunity for owner occupiers wishing to operate a business from the ground floor whilst occupying residential accommodation above.

ACCOMMODATION

The units extends to a Net Internal Area (NIA) as per below:

Unit	Sq. Ft	Sq. M
1	622	57.86
1A	516	47.93
Total	1,138	105.79

USE / PLANNING

Unit 1 currently benefits from Hot Food Takeaway Consent (Assumed Sui Generis). Unit 1A is currently utilised as office accommodation (Assumed Use Class 4).

There may also be potential for alternative uses within Unit 1A, including residential accommodation, subject to obtaining the necessary statutory consents. Unit 1A was formally residential accommodation. Interested parties should make their own enquiries with the Local Authority in relation to any proposed use or required permissions.



External - Kitchen Ventilation



Unit 1 - Commercial Kitchen



Unit 1 - Commercial Kitchen



Unit 1A - Kitchen

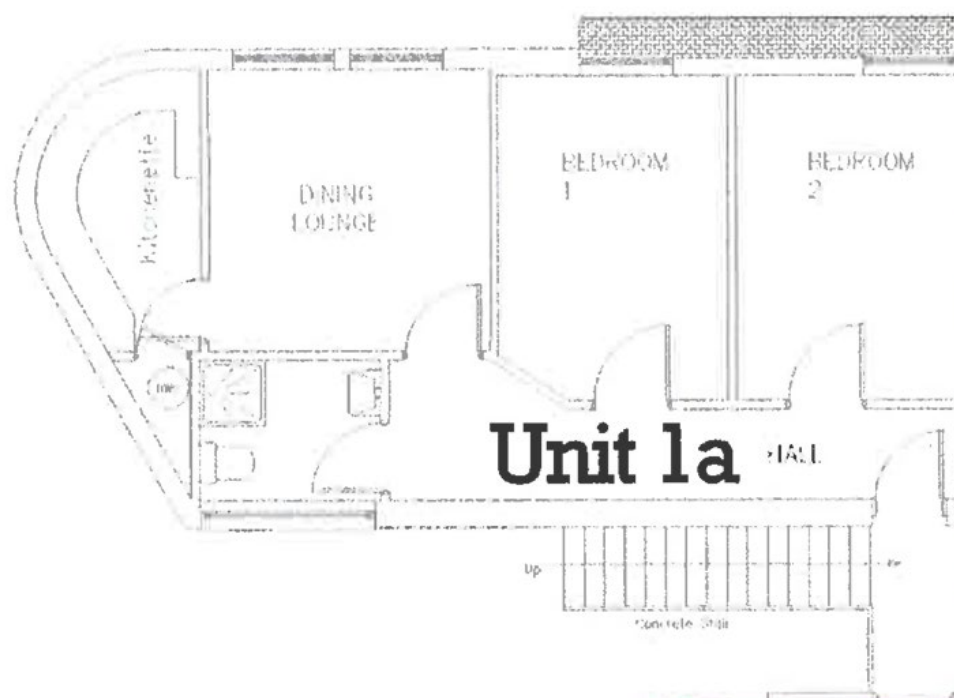


Unit 1A - Shower Room



Unit 1 - Office Accommodation

FLOOR PLAN — UNIT 1A



RATABLE VALUE

The subjects have the following Rateable Values:

Unit 1 — £5,300

Unit 1A — £3,500

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.

EPC

Both properties have an EPC rating of 'D'. Copies of certificates available on request from marketing agents.

PRICE

Offers over £200,000 plus VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT

It should be noted that all figures quoted are net of VAT which is applicable.

VIEWING + OFFICE ADDRESS

Graham + Sibbald

Chartered Surveyors, 4 Ardross Street, Inverness, IV3 5NN

To arrange a viewing please contact:



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