



TO LET

RETAIL

**MODERN GROUND FLOOR UNIT
FORMER PROPERTY CENTRE**

**MAY SUIT A RANGE OF USES
SUBJECT TO PLANNING**

FLOOR AREA: 61 M² (656FT²)

**PROMINENT TOWN CENTRE
LOCATION**

FLEXIBLE LEASE TERMS AVAILABLE

**MAY QUALIFY FOR PARTIAL
(TAPERED) RATES RELIEF**

RENT: £13,500 PER ANNUM



WHAT 3 WORDS

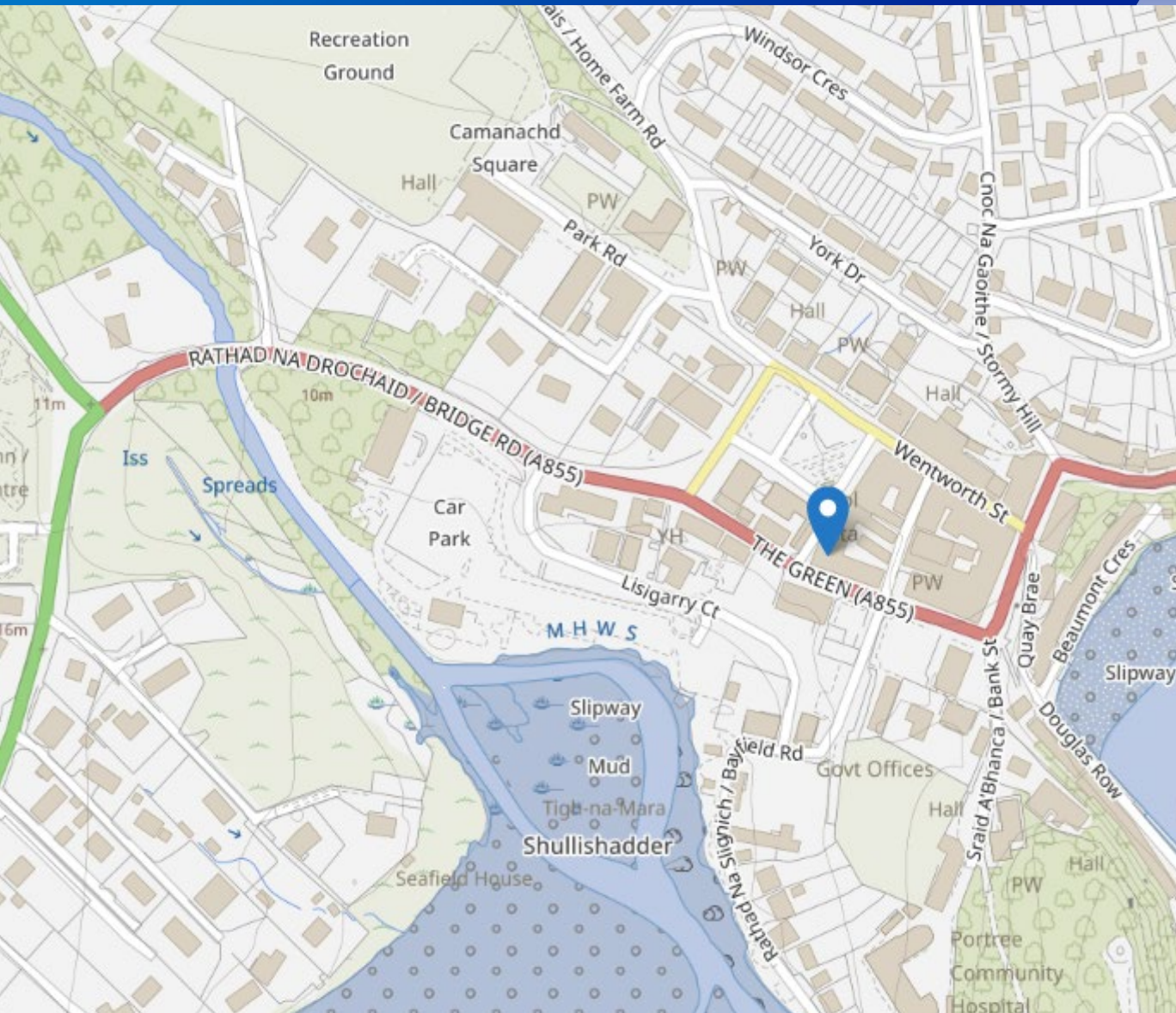


VIDEO TOUR

UNIT 3, KINGS HOUSE, THE GREEN, PORTREE, IV51 9BT

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LOCATION

The Isle of Skye, situated in the north west of Scotland, is considered by many to be one of the most spectacular Scottish islands, renowned for its dramatic landscapes, rugged coastline, and rich cultural heritage. At some 50 miles in length, it is the largest of the Inner Hebridean group and offers a diverse range of scenery, from mountainous terrain to picturesque coastal villages. The island is deeply indented with sea lochs and rocky headlands, forming a series of peninsulas that create a striking and varied geography. Skye has a resident population of around 10,000 people and is a very popular tourist destination, attracting more than 500,000 visitors every year who come to enjoy its natural beauty, wildlife, and outdoor activities such as hiking and sightseeing.

The Skye Bridge, which forms part of the main A87 road, is a road bridge spanning Loch Alsh, linking the mainland village of Kyle of Lochalsh with Kyleakin on Skye. This vital transport link has significantly improved accessibility to the island. Buses operate direct routes from both Glasgow and Inverness, providing convenient public transport links. In addition, there is a CalMac ferry service which runs daily from the port of Mallaig in the west Highlands to Armadale in Sleat on the south of Skye, offering an alternative and scenic route to the island.

The subject property is located in Portree, which has a population of around 4,600 people and is the largest town on the island, as well as being the main commercial and administrative centre for the Isle of Skye. Portree lies approximately 35 miles north west of Kyle of Lochalsh and around 112 miles south west of Inverness, the principal hub for the Highlands.

The subject property occupies a prominent location on The Green in the heart of Portree town centre, fronting the A855 road which connects to the island's main spine road (A87). Surrounding properties are predominantly in retail and hotel use, mainly comprising local occupiers including J M MacDonald Optometrists, Portree Pop Up Shop, We Frame It, Skye Batiks – handmade fashion and Inside Out - outdoor clothing and equipment. On-street car parking and several public car parks are available within the immediate vicinity.

**Ground Floor Unit
Portree Town Centre**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise part of the ground floor of a wider 2-storey and attic building of masonry construction rendered and painted externally under a pitched and slated roof.

The subjects are accessed via a recessed single part glazed pedestrian door. There is a large double glazed display window fronting the main street. Internally the accommodation provides an open plan space with 2 cellular rooms off plus staff ancillary space including a tea prep area and a toilet. The space benefits from a suspended ceiling grid incorporating inset box lighting and heating is provided by electric wall mounted heaters. Wall mounted IT points are fitted throughout.

FLOOR AREAS

The property extends to a total floor area of approx. 61 m² (656 ft²).

EPC

The property has an EPC Rating: "B". The EPC Certificate and Recommendations Report are available on request.

PLANNING

The property was formerly operated as a Property Centre under Class 1A (Shops, Financial, Professional and Other Services) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RATEABLE VALUE

The property has a single entry in the current Valuation Roll with a NAV/RV of £13,500. The unit may qualify for tapered rates relief per the Small Business Bonus Scheme.

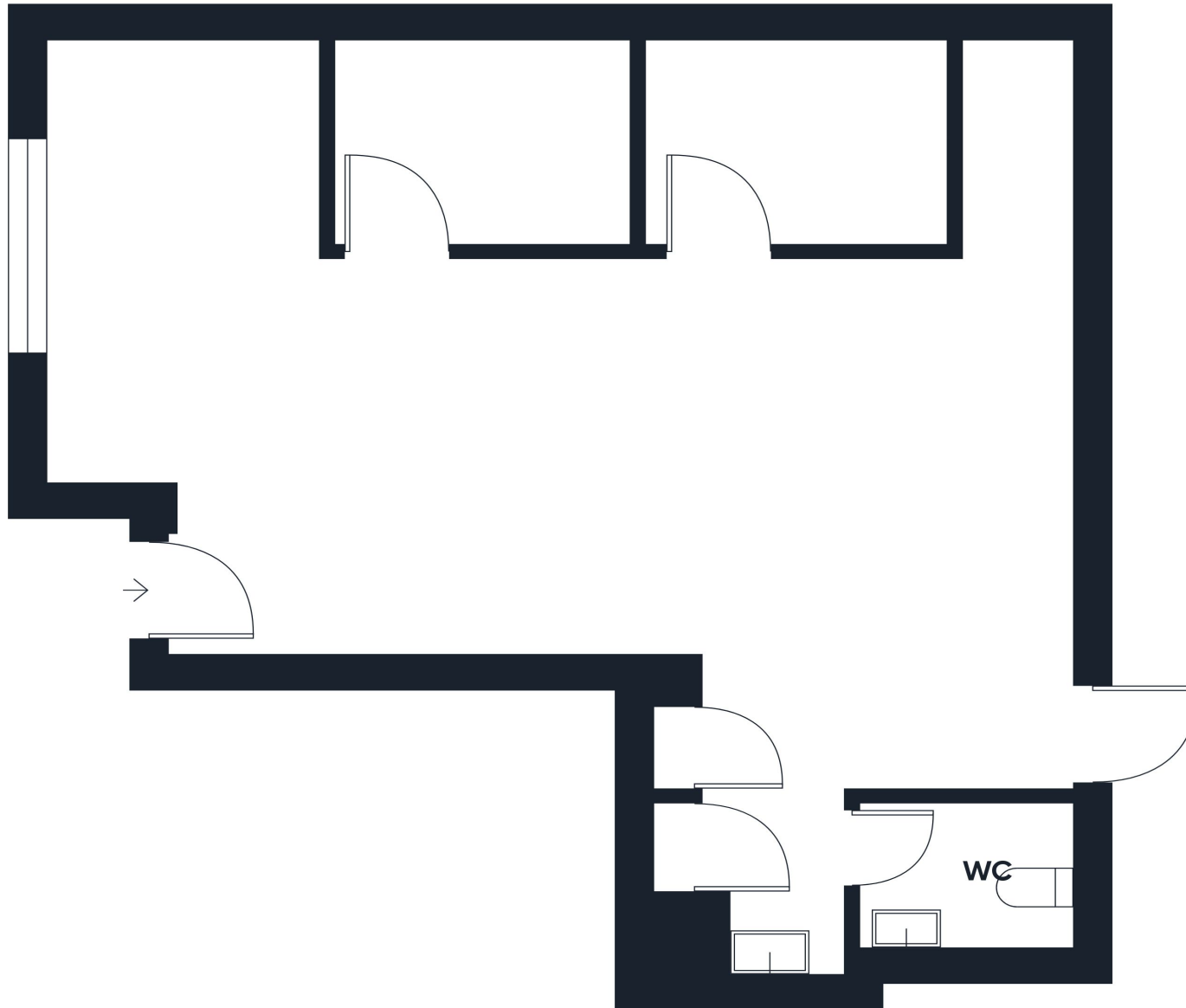
LEASE TERMS

The property is available to lease on Full Repairing and Insuring Lease terms for a period to be agreed. A rental of £13,500 per annum, exclusive of VAT is sought.

LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs. The incoming tenant will be responsible for LBTT, Registration Dues and any VAT thereon. VAT will apply to the rental.







Rear Car Park

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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 has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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