



Offers in the Region of
£675,000
(Freehold)

Units 1, 2 and 3 Morefield Industrial Estate
Ullapool, IV26 2SR



Three bespoke, high quality,
modern industrial / office units

Located in the attractive town
of Ullapool, on the popular
North Coast 500 route

Three units offering a mix
of warehouse, workshop,
storage and office space

Planning permission and building
warrant is in place to create two
separate flats within Unit 3, offering
a flexible work/life situation



Scope to reconfigure

Attractive garden grounds which contain
an aesthetically pleasing natural pond

Secure site and ample parking

DESCRIPTION

The property was built in 2006, and offered prestigious workshop facilities, modern office space, and generous storage as well as an attractive glass fronted exterior. In 2019 the property commenced a major refit, introducing the two flats, and further renovations within the building. The warranted building works are yet to be finalised thus allowing a new owner to add their own finishing touch and complete the final sign off with the local authority. A copy of the building warrant and plans are available from the selling agent.

Units one and two are tenanted however the current tenant is due to vacate and thus all units being offered with vacant possession if the completion is after the termination date. Unit 3 is offered with vacant possession. The sale of these units represents an excellent opportunity for new owners to establish themselves in this popular town. The size and flexibility of the space on offer provides an opportunity for various types of businesses to take possession and utilise for their own purpose. Splitting of the premises can be considered.

Over the last few years, the current owner has invested extensively in the property, bringing the accommodation up to a high level. The properties have recently benefited from new heat pumps.



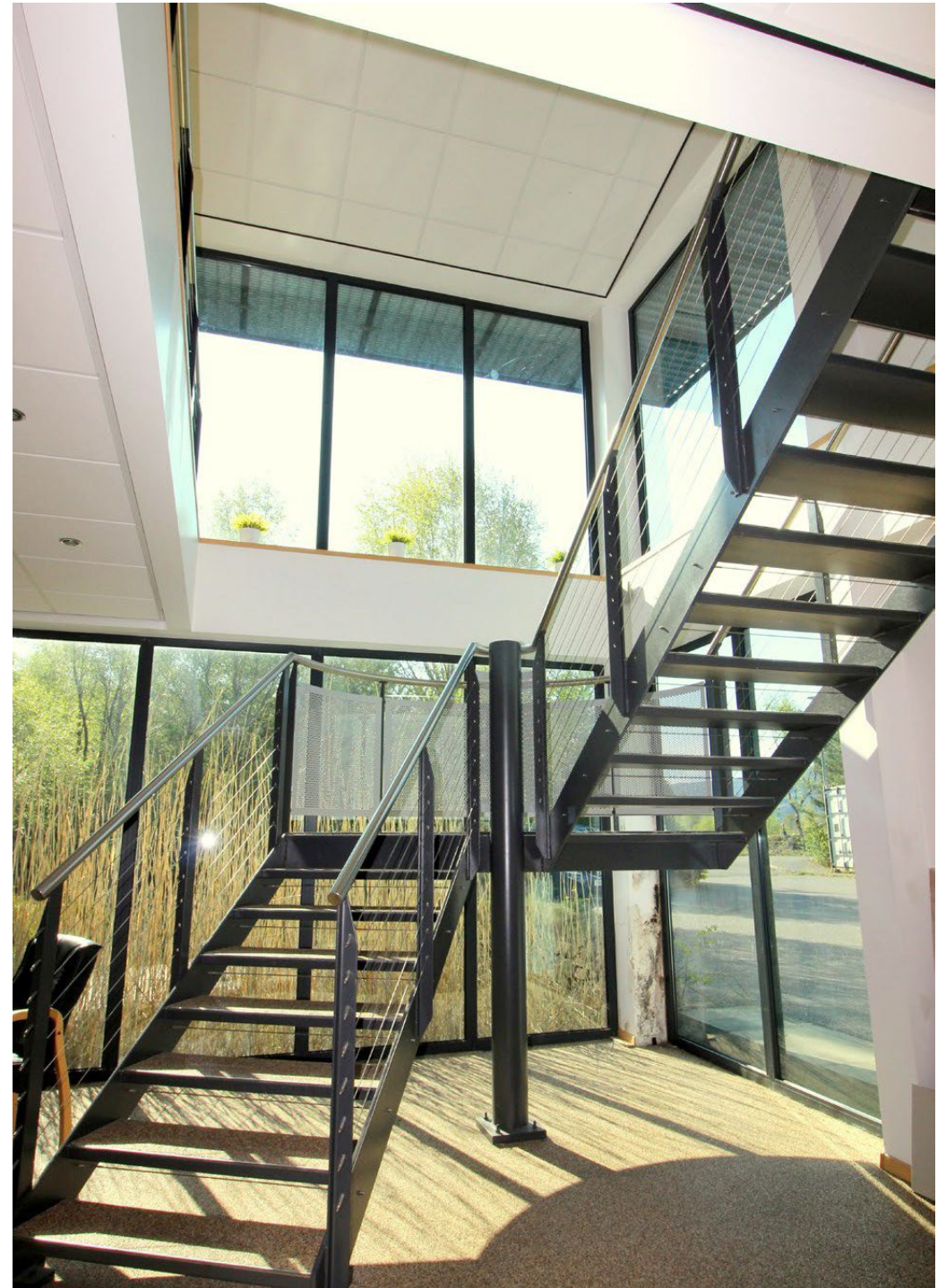
REASON FOR SALE

Having built the property in 2006 and traded successfully from this location for many years, the owners have now retired and want to pass this great opportunity onto new owners.

LOCATION

The Units are located just off the A835 in Morefield Industrial Park, which is located only a short walk from the town centre. Ullapool is on the North Coast 500 Tourist Route as well as being a centre for walking / climbing holidays, water sports, fishing, games sports etc. Others partake in more leisurely excursions of the many sites of historical interest or just taking in the array of natural landscapes. Visitors include ornithologists and naturalists who find an abundance of wildlife to keep them busy for an extended stay.

The property is easily accessible located just off the A835, and the signage is excellent. The North West Coast of Scotland attracts a large number of visitors and Ullapool makes a perfect base from which visitors can continue their odyssey of the broader Highland region. Ullapool has a strong sense of community, with schools, golf courses and social and welfare facilities. Inverness, the Capital of the Highlands, is a 60-minute drive away with a full range of services associated with a modern thriving City including an airport and main line railway station.



THE PROPERTY

UNITS 1 AND 2

Units 1 and 2 are currently used as a storage and distribution warehouse and are constructed with insulated metal profile sheets, supported by a 6 bay steel frame. The property has a concrete slab with underfloor heating served by a dedicated heat pump. There is around 5.9m clear to the underside of the highest purlins and around 4.5m clear to the underside of the lowest purlins near the eaves.

The floor area of the property is about 183m² (1970ft²) with a mezzanine at approx. 37m² (394ft²).

The property has a large roller shutter door which is approximately 4m W by 3.5m H. The users of the warehouse have a separate access door. Within the building there is one bay where a timber mezzanine has been fitted, which the current occupiers use as an office.

There is a second roller shutter which provides direct access into unit 3, this is currently locked within unit 2 and blocked off on the unit 3 side, so it would be fairly simple to reactivate if desired.



UNITS 1 AND 2 – TRADE

Units 1 and 2 are currently being leased at a rate of £1450/month. The rent agreement is on a full repairing and maintaining on a rolling basis with 2 months' notice to terminate. Full details of the lease are available. The current tenants have served notice to vacate.

UNITS 1 AND 2 – GROUNDS

Car parking and access to the roller shutter door is available to the front of the unit. Adjacent to the unit is a large metal shipping container which is also included within the sale. To the rear of the building there is an area of hard standing, measuring approximately 3.9m x 22.0m.

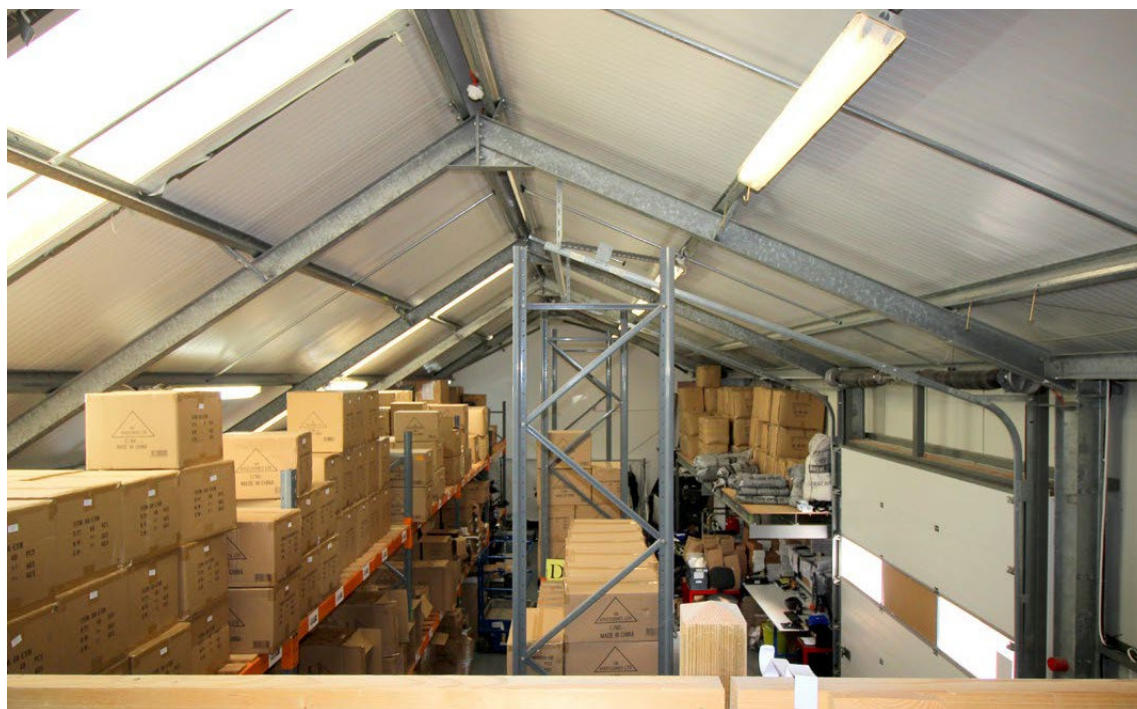
UNIT 3

Unit 3 was built as a workshop with office accommodation in 2006. The main entry to the building is very picturesque, being accessed via a timber deck over a tree lined and naturalised pond. This makes a very attractive first impression as you approach the double height glass reception area. Once in the building, behind reception there is a cellular office and meeting room accommodation on the ground floor, to the left-hand side, there is an open, free standing metal stair leading to the first-floor open plan office with a further private enclosed large office in one corner.

The left hand end of the building provides double height storage and workshop space.

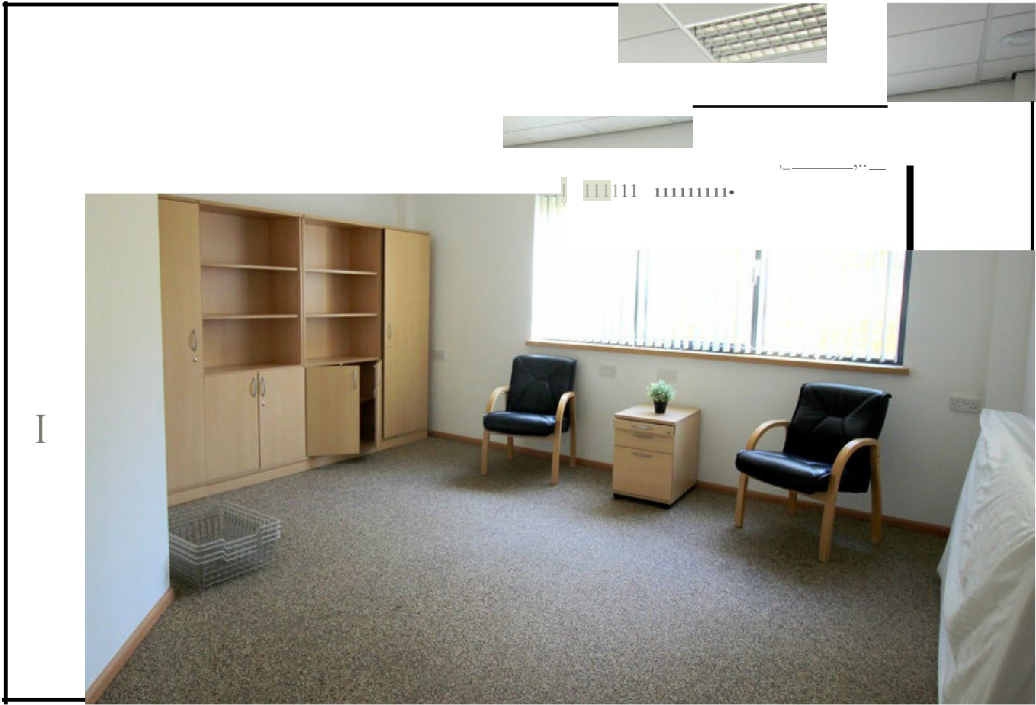
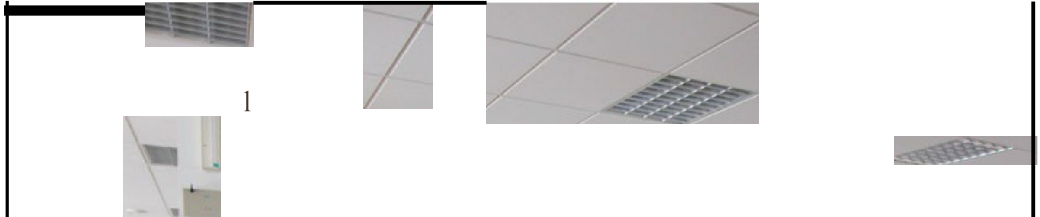
The total floor area of the property is about 900m² (9682ft²) and split as follows.

Ground Floor – Office	218 m ² (2347 ft ²).
Ground Floor – Workshop	280 m ² (3015 ft ²).
First Floor – Flat	183 m ² (1973 ft ²).
First Floor – Office	200 m ² (2347 ft ²).











UNIT 3 – OFFICE AREA

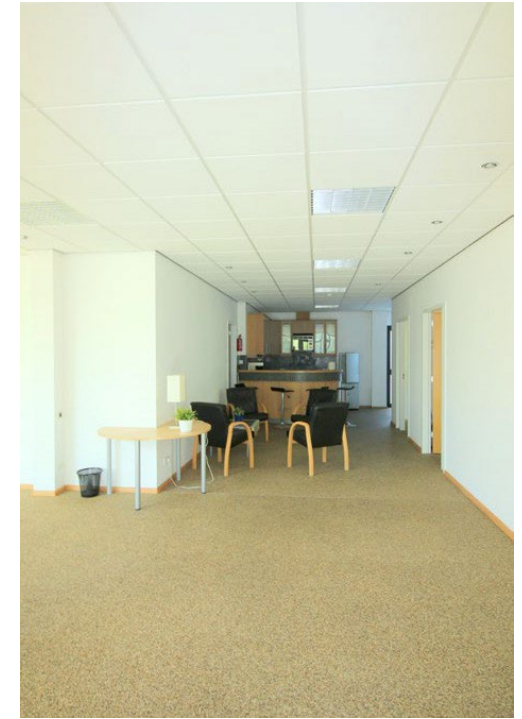
The office areas are complete with fresh, good quality modern furniture, comprising desks, adjustable chairs, storage cabinets and meeting room table. The ground floor has a nice kitchen with breakfast bar surround, allowing staff to enjoy a quiet coffee break or small meeting in relaxed surroundings. There are 2 generous offices with views over the rear garden area and a further meeting room. Within the core of the building there are first-rate welfare facilities, these consist of a female toilet – 2 cubicles, male toilet and accessible toilet with shower.

The office first floor area has planning permission to be converted into living accommodation, this work is yet to be completed, allowing the new owners to stamp their own mark on how they would like to see this finalised. The proposed flat consists of an open plan lounge / kitchen / dining area, master double bedroom with shower ensuite and 2 double bedrooms sharing a bathroom. The current arrangement comprises an open plan office with one enclosed substantial office.



UNIT 3 – WORKSHOP AREA

This unit has a large double height bay adjacent to a large up and over panel door which is approximately 4m (W) by 4.1m (H). The double bay is surrounded to both sides and to the rear by a single height space, with steel frame 1st floor above. The users of the warehouse have a separate access door. The unit comes complete with a forklift truck. This unit has a tenant at this point on a flexible lease, details are available on request. There is a direct access into units 1 and 2 which is currently closed off. This could be reinstated if desired, though may need statutory authority approval depending on use.



UNIT 3 – 1st FLOOR FLAT AREA

A flat has been constructed on the 1st floor adjacent to the workshop area. The very spacious flat consists of a lounge, kitchen, shower room and 2 bedrooms. This has been finished to a good level and has independent access. The flat is currently occupied on a flexible lease, details are available on request.

UNIT 3 – TRADE

The unit is non-trading at this point.





UNIT 3 – GROUNDS

To the rear of the building there is a landscaped area, to which picnic tables could be added, adding to the amenities of working within this property. To the rear of the building there is a strip of land to allow maintenance.

In front of the access to the workshop there is an area of hard standing, measuring approximately 10.5m x 14.5m.

The main access to the building is through a car park shared with units 1 and 2. From the car park there is a timber decked route to the front door.

SERVICES

The property benefits from mains electricity, water and drainage. The building is heated by heat pump central heating systems throughout, one unit dedicated to units 1 and 2. And two units are dedicated to unit 3. The property is double glazed and has a functional fire alarm.

BUSINESS DEVELOPMENT OPTIONS

There are a number of development options available to the purchaser that could be considered should they wish, these might include:

- Retain the first-floor office accommodation and agree a change to the current planning permission. The vendors architects are happy to assist tidy up any adjustments to the current planning permission.
- This property could provide a regional corporate headquarters to a multi-national company who routinely need to have staff working from another office, the in-house facility to facilitate those people who may need overnight accommodation.

ACCOUNTS

No accounting information is available.

WEBSITE

There is no website included within the sale.

EPC RATING

This property has an Energy Performance Rating of 'TBC'.

TITLE NUMBER

The title number for Units 1 to 3, Ullapool is ROS255.

RATES

Business rates as per April 2026:

Unit 1 (Warehouse) – £12,000 Ref: 03/01/029277/1

Unit 2 (Office) - £28,500 Ref: 03/01/029278/8

Unit 3 (Workshop etc.) – 13,700 Ref: 03/01/029294/6



PLANS

Indicative layout plans are available upon request from ASG Commercial Limited.

PRICE

Offers in the region of £675,000 are invited for the heritable property complete with fixtures and fitting, stock and trade contents (according to inventory), excluding personal items. There may be other purchase options available such as a split of the title and sale. Please contact the selling agents for further information.

FINANCE & LEGAL SERVICES

ASG Commercial Limited is in touch with several lenders who provide specialist finance and will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is ///dividing.callers.sparkles

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Limited, 1 Cromwell Road,
Inverness, IV1 1SX

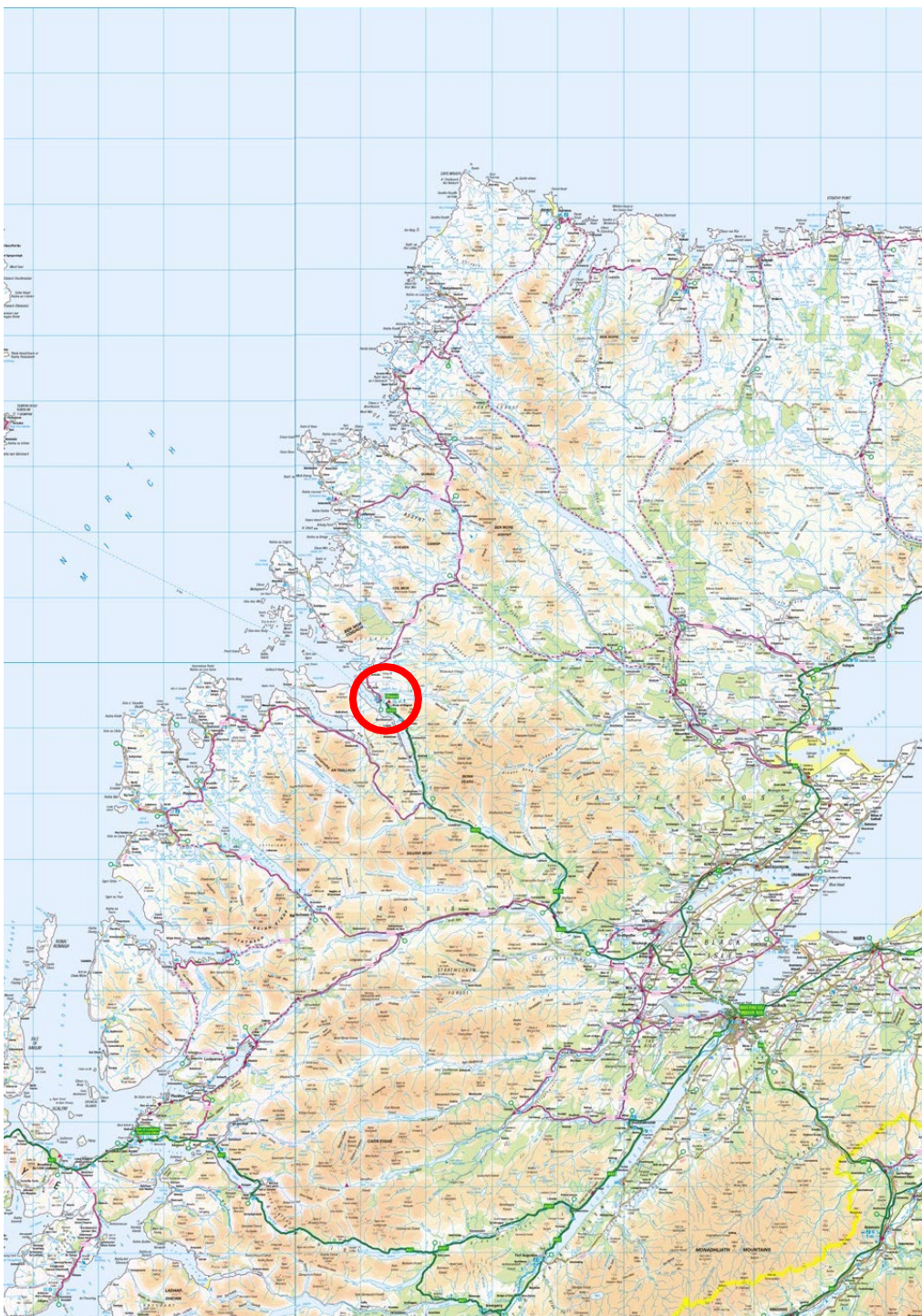
Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Limited with whom purchasers should register their interest if they wish to be advised of a closing date.



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