

POTENTIAL FOR CHANGE OF USE



61 High Street, Kingussie, PH21 1HX
Offers Over: £90,000

The double fronted shop unit, which extends to approximately 1743 square feet, offers bright, spacious accommodation laid out over two levels and enjoys easy access from the High Street. We have been advised that a change to residential use is likely to be forthcoming and full details of this can be found on the Highland Council website ref 26/00365/PREAPP

With three large display windows, the internal layout is deceptively spacious and provides an interesting combination of shop floor, office space, workshops and/or private consultation rooms. There is also an area which could be used as a staff room with WC facilities. The unit was previously utilised as a spa/beauty shop, however, could easily be converted giving many options for use. There is also a large, floored attic. There has been some recent refurbishment to the property including a new roof to the rear of the building.

The property is well placed in the centre of the village and there is ample on-street car parking available. The village of Kingussie sits within the Cairngorms National Park and is an attractive town in Speyside which is a highly popular tourist destination. The town offers an excellent range of facilities including hotels, restaurants, guest houses, medical centre and a good range of retail outlets.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers excellent road, rail and air links to the south and beyond.





Directions

As you drive through the village from the North, the property is on your right-hand side.

General Information

The property is being sold as seen. Immediate entry available. Rental - £12,000 per annum, with first 3 months free.

Services

Mains water, drainage and electricity.

Entry

By mutual agreement

Reference

KLA/JD/SIPP0002/0002



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Disclaimer: While we endeavour to ensure our sales particulars are accurate and reliable, the following should be noted: all measurements are taken using a sonic measuring device and there may be some minor errors in the results. The services, systems and appliances have not been tested and no guarantee as to their condition or operability can be given. Verification of the Council Tax banding can be obtained from the Highland Council.