

FOR SALE/TO LET

TAKEAWAY / RESTAURANT / REDEVELOPMENT



106 High Street, Invergordon, IV18 0DR

Former Takeaway/Restaurant awaiting redevelopment

- 276.21 sq.m / 2,973 sq.ft or thereby
- Class 3 Consent (suitable for alternative uses subject to obtaining all necessary consents and permissions)
- Sale Price - Offers over £100,000 + VAT
- Rental - £300 per week plus VAT sought, on FRI basis (incentives available)
- Busy Port / Town
- Excellent Opportunity





LOCATION

The property is situated on the south side of High Street, between its junctions with Mill Street and Munro Street within the Invergordon town centre area adjacent to a newly constructed Co-op. All services and facilities are available within close proximity. Invergordon is principle town within the area busy with cruise ships and having a port serving the oil, gas and renewables industry.

DESCRIPTION

The premises comprise a former ground floor restaurant within a two storey block of stone construction having a pitched roof clad with metal profile sheet. Internally the property requires a comprehensive redevelopment.

THE PROPERTY

The former restaurant and takeaway occupies the ground floor of a larger stone block.

ACCOMMODATION

The accommodation extends to 276.21 sq.m or thereby, providing space for a dining area, stores, toilets, kitchen and hallways.

SERVICES

The purchaser/tenant to satisfy themselves as to the services present and their condition.

SALE PRICE

Offers over £100,000 are sought, net of VAT.

RENTAL

£300 per week plus VAT is sought.

VAT

Applicable

RATEABLE VALUE

The property is understood to have a Rateable Value of £10,500. It would be eligible for 100% rates relief. The Rateable Value and any grants or relief should be confirmed by the purchaser.

REDEVELOPMENT

The property requires redevelopment. The purchaser/tenant to satisfy themselves in this regard and no warranties or guarantees are provided as part of any sale or letting.

LEASE TERMS

Flexible terms are available to serious parties. Ideally a lease of 10 years, with tenant breaks built in, is available on Full Repairing and Insuring terms. Incentives would be available to assist with a refurbishment and fitting out necessary to restart a business.

ADDITIONAL INFORMATION

An asbestos report has been prepared on the property.

PLANNING

It is assumed the property has the benefit of a Class 3 consent. Purchasers/tenant to satisfy themselves in this regard.

LICENCE

To be confirmed.

TENURE

Heritable.

LEGAL COSTS

Each party responsible for their own legal costs.

ENTRY

By Agreement

ENERGY PERFORMANCE CERTIFICATE

Band 'G'

To arrange a viewing please contact:



Andrew Rose

Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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