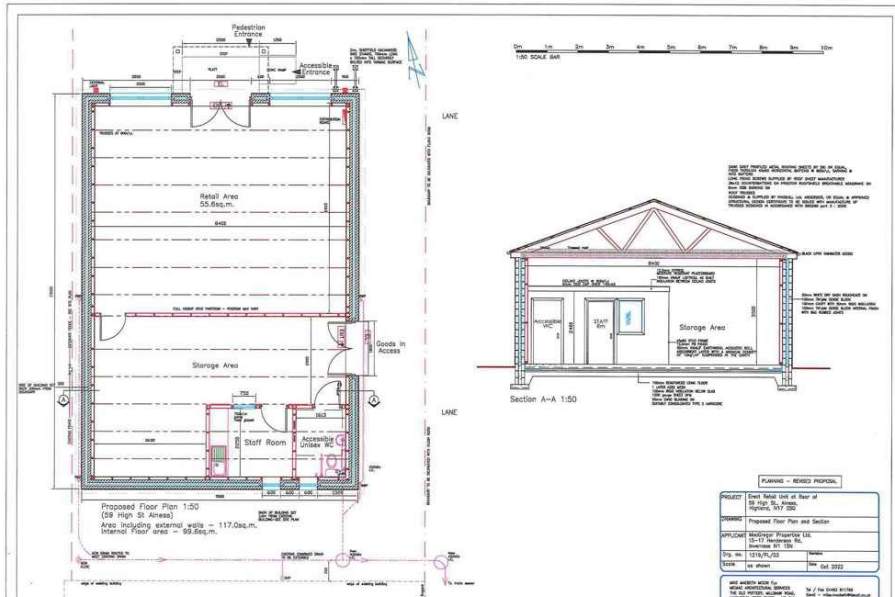


New Development, Averon Road, Aness, IV17 0WF

- Proposed Full Repairing and Insuring Lease
- New Proposed Scheme to be Constructed
- Allocated Car Parking

The developer intends to construct a retail/office unit on the vacant site to lease out and meet local demand.

Planning permission is in place and a commitment by the landlord to develop the site in line with this planning permission (or similar) can be discussed. Detailed drawings and reports are available upon request.



LOCATION

The development site for the proposed building is situated directly behind Alness High Street on Averon Road. This is a convenient location close to the busy High Street with allocated carparking. The property will benefit from a substantial catchment area and a busy nearby High Street.

SIZE

Floor	Sq M	Sq Ft
Total	102.06	1,098.57

ACCOMMODATION

The proposed building has an open plan retail area, storage area, staff room and uni-sex WC. It will benefit from side loading doors and a double entry door set.

RATEABLE VALUE

To be confirmed.

USE CLASS

New Development suitable for retail of office use.

VAT

Vat will be applicable on any rent.

LEGAL COSTS

Each party will meet their own legal costs.

EPC

To be confirmed.

To arrange a viewing contact:



Andrew Rose
Director
 Andrew.Rose@g-s.co.uk
 01463 236977



Jack Sibbald
Student Surveyor
 jack.sibbald@g-s.co.uk
 07771 346 938

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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

INV-2022-11-0023