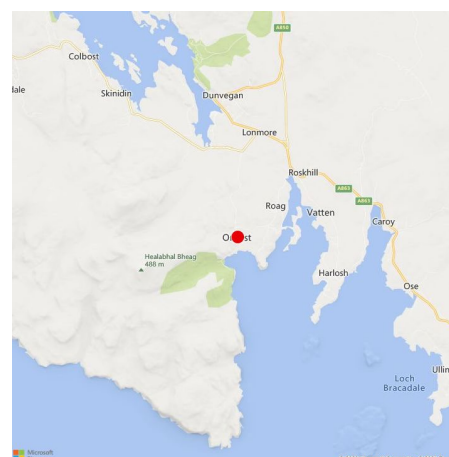
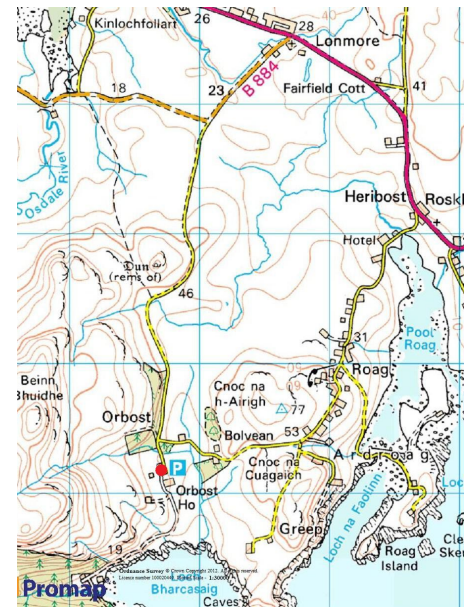




Unit 1, Orbost Industrial Estate, Orbost, Isle of Skye, IV55 8ZB

- Suitable for Class 4 Use
- Floor Area : 45.06 sq.m / 485 sq.ft
- Occupiers may be eligible for 100% Business Rates Relief





LOCATION

The subjects are situated in Orbst which itself is located on the west coast of the Isle of Skye, approximately 25 miles west of Portree and 5 miles south of Dunvegan.

Orbst is situated off the Dunvegan to Glendale road. From Portree take the A87 Dunvegan Road. After 19 miles take the left fork in the road and follow the A850 to Dunvegan for 16 miles. Turn left onto the A864, which is a short single-track route linking the A850 with the A863 to the East of Dunvegan. Turn right after 1.5 miles onto the A863. Travel for 0.5 miles and then take the B884 Glendale road to Orbst. Continue to follow the B884 and the units will appear on your right.

DESCRIPTION

The subjects comprise of a semi-detached workshop of traditional concrete block harled construction with a slated hip roof.

There is a shared yard area to the front over which there will be a maintenance responsibility.

Rights of access will be provided from the public road.

The property will be sold in existing condition.

ACCOMMODATION

Gross Internal Area: 45.06 sq.m / 485 sq.ft or thereby.

The internal accommodation comprises of: Open Plan Workshop with Loading Bay, Entrance vestibule, Kitchen / Tea Prep & Toilet.

Drainage is to a common septic tank with owners jointly responsible for maintenance.

RATEABLE VALUE

£1,900*

*Please note the quoted figure is the 2023 draft rateable value for the unit.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All figures quoted are net of VAT.

EPC

To Be Confirmed.

PRICE

Offers over £22,500

VIEWING + OFFICE ADDRESS

4 Ardross Street
Inverness
IV3 5NN

GENERAL

A closing date will be set for expressions of interest. HIE's decision making will normally be based upon the highest offer received, but HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information, see HIE's Community Assets webpage here ([link below](#))

[Community Assets | Highlands and Islands Enterprise | HIE](#)

To arrange a viewing please contact:



Callum Maclean

Chartered Surveyor

07803896941

callum.maclean@g-s.co.uk



Jack Sibbald

Student Surveyor

07771346938

jack.sibbald@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

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.
6. Date of Publication: January 2023