



**ALLIED
SURVEYORS**
SCOTLAND

Tel. 01463 239 494
www.alliedsurveyorsscotland.com



FOR SALE

0.3 Acre Development Site Drumnadrochit

- Regularly shaped development site adjacent to Health Centre
- Planning permission in place for erection of commercial unit (class 2 & 4 use)
- 0.3 Acres (0.121 hectare)
- Offers in excess of £130,000 are invited



DESCRIPTION

The subjects comprise a regularly shaped commercial development site currently laid out to grass extending to approximately 0.3 Acres (0.121 Hectares). The site has planning permission in place for the erection of a detached commercial building of block construction beneath a pitched roof clad in slate.

LOCATION

The subjects are situated off the main A82 road in Drumnadrochit adjacent to the recently completed Drumnadrochit Health Centre. Drumnadrochit is a popular tourist village with a population of approximately 1,020 located on the shores of Loch Ness.

ACCOMMODATION

Planning permission is in place to provide 310.7 sq m (3,345 sq ft) of commercial space comprising the following:

Ground Floor:

- Suite 1 - 78.6 sq m (846 sq ft)
- Suite 2 - 103.7 sq m (1,117 sq ft)

First floor:

- Suite 3 - 62.1 sq m (668 sq ft)
- Suite 4 - 66.3 sq m (714 sq ft)

UTILITIES

The site has supplies of mains water, electricity and drainage available nearby.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



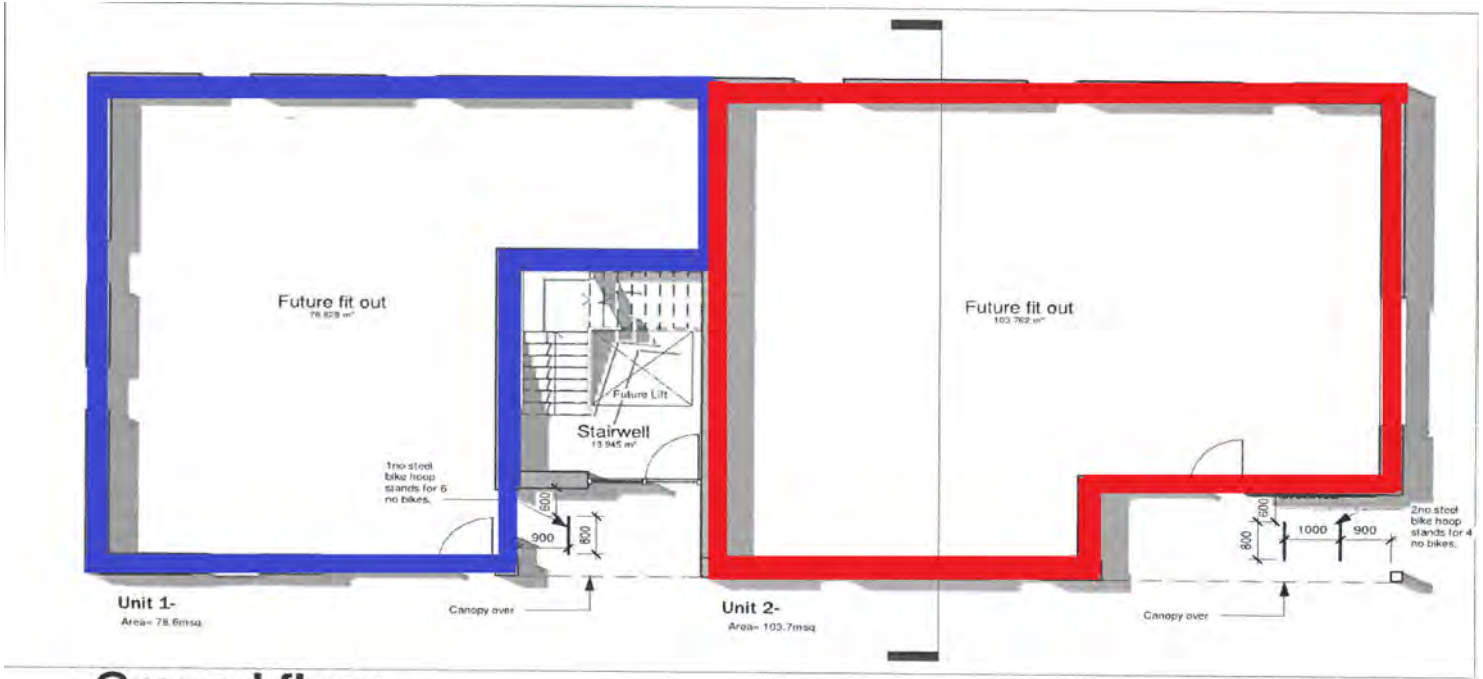
VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

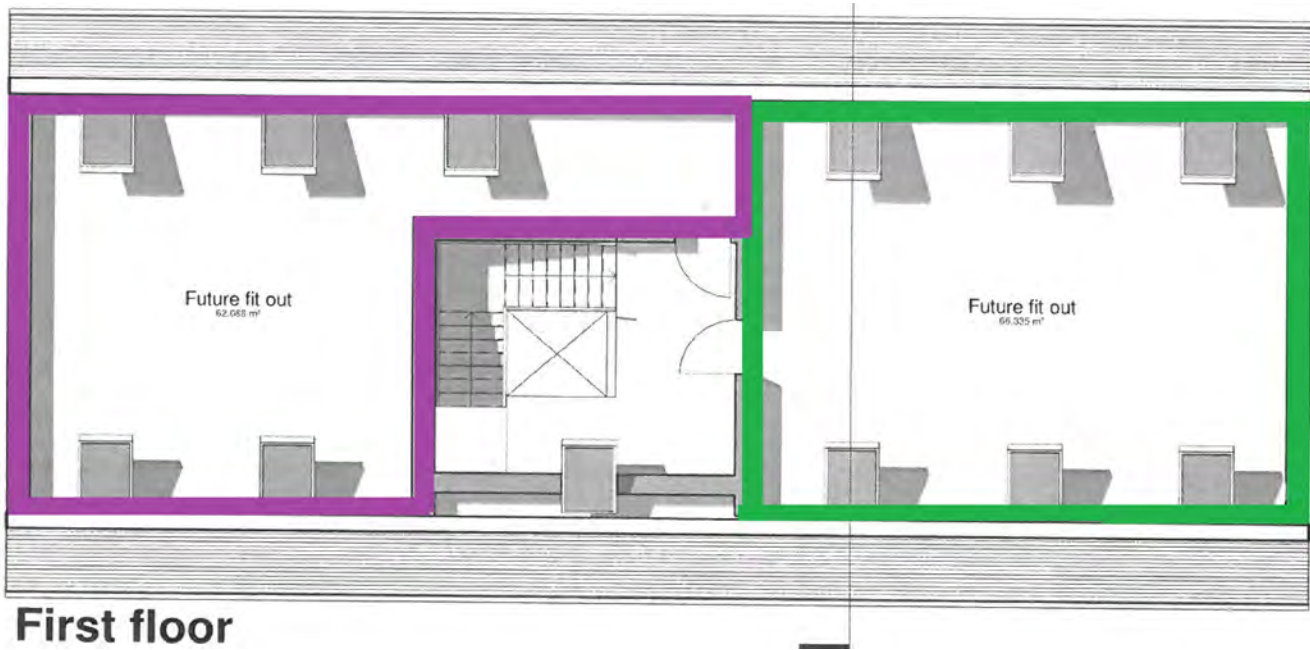
Andy Gray MA (Hons) MRICS | Tel. 01463 239494

andy.gray@alliedsurveyorsscotland.com

Floor Plans



Ground floor



First floor