

**FORMER BRIGHTWATER CENTRE,
KYLEAKIN**

**T
O
L
E
T**



**GROUND FLOOR SALES
889 SQ FT**

OFFERS IN EXCESS OF £8,250 PER ANNUM

To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertylettings

Location:

Kyleakin is a popular coastal village on the Isle of Skye, immediately across the bridge and directly opposite Kyle of Lochalsh. Kyleakin is the first place those arriving on Skye tend to visit and is a busy and vibrant village, offering a wide range of amenities.

The available property is situated toward the pier and occupies a prominent location within the village.

Description & Accommodation:

The subjects comprise a ground floor retail unit, together with rear office/toilet and storage accommodation. The unit extends to the following approximate net areas and dimensions:-

Ground Floor Sales	889 sq ft	(82.59 sq m)
Office/Kitchen	268 sq ft	(24.90 sq m)
Toilets	34 sq ft	(3.16 sq m)

**Lease:**

The subjects are available on the basis on a new 10 year full repairing and insuring lease, subject to a rent review in the fifth year.

Rent:

Offers in excess of £8,250 per annum are invited.

General Information & Conditions:

It will be a condition of lease that the new tenant participates in the Highland Council's Comfort Scheme, whereby they enter into agreement with the Council to supply and provide WC facilities, available to the general public. Exact details pertaining to the agreement will be discussed in detail with the preferred bidder.

Further details concerning the Council's Comfort Scheme can be found here:-

https://www.highland.gov.uk/info/283/community_life_and_leisure/814/highland_council_public_toilets/2

Business Rates:

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £7,500. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of £3,675.

Please note, the property may be eligible for the Small Business Bonus Scheme offering up to 100% rates relief for eligible properties. Interested parties should make their own enquiries in that regard.

Energy Performance Certificate:

EPC Rating = G

Planning:

Information about planning permission can be found from visiting our Planning Service portal at https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels

Date of Entry:

Date of entry to be agreed between the parties.

Viewing Arrangements:

Strictly by appointment with Highland Council. Please see contact details below to arrange a viewing.

Contact Details:

Please contact Matthew Johnstone by emailing matthew.johnstone@highland.gov.uk or by telephoning 01463 702221 or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.