

YARD SPACE AVAILABLE TO LET/MAY SELL

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**CRAWLEY'S YARD, HARBOUR ROAD
BRORA**

OFFERS INVITED

To view all property available for rent, please view our webpage:
www.highland.gov.uk/directory/25/property_for_rent

Description:

Crawley's yard is a space historically utilised by the Highland Council Roads Service for the storage and use of snow ploughs and various tools and materials to meet service demand for the area.

The property is formed of stone wall construction and comprises a span of lean to shelters, yard space and wooden gates.

The total area of ground available amounts to approximately 590 square metres.

The property would be suitable for a wide range of uses including but not limited to use as a working area for carpentry or joinery or as a base for contractors in the area.

Location:

Brora is a small Highland Village located on the eastern coast with a population of 1,210 people. It is a part of the north coast 500 and is surrounded by various lochs, hills, and attractive beaches.

It is also one of the many unique villages in the Highlands that boasts various cultural attractions such as outdoor activity settings, cafes, restaurants, and local shops for all tourists and regional visitors to enjoy.

Crawley's yard is located along Harbour Road, central to Brora and is near to the estuary along the southeastern end of the river Brora. This is an ideal location for businesses.

Brora benefits from multiple transport links, the yard is approximately a 5-minute walk from the Bus and Railway Station and is accessible via the A9.

Planning:

The yard is within the settled development area of the local development plan. Any potential lessee/purchaser should pursue preapplication advice offered by the Highland Council's Planning service for further guidance.

Rateable Value:

The property's rateable value is £2,750.

Date of Entry:

To be mutually agreed.

Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Aaron Duncan on 07799 048230 or e-mail: aaron.duncan@highland.gov.uk.

Costs:

The tenant will be liable for their own and the landlord's legal fees. The tenant will also be liable for any LBTT, Registration Dues and VAT thereon.

Lease Terms:

The property is available for lease as seen on full repairing and insuring terms for a period to be mutually agreed. Tenants will be responsible for rates and all other associated utility costs; you may be eligible for small business rates relief.

Location Map:



Area Map:



Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email 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.

