

LICENSED PREMISES

- > FORMER BAR & GRILL
- > ESTABLISHED LOCATION
- > EXTENDS TO 377.91 M² (4,068 FT²)
- > SUITABLE FOR VARIOUS USES, STP
- > QUALIFIES FOR 100% BUSINESS RATES RELIEF
- > PUBLIC PARKING NEARBY
- > RENT: £17,500 PER ANNUM
- > SALE PRICE: OFFERS OVER £155,000
- > VAT FREE

TO LET / FOR SALE

FORMER MACK'S, 19 LEOPOLD STREET, NAIRN, IV12 4BE

CONTACT:

Neil Calder 07551 173667 / n.calder@shepherd.co.uk
Linda Cameron 01463 712239 / linda.cameron@shepherd.co.uk
www.shepherd.co.uk

Jas Aujla 07810 717229 / jas@tsapc.co.uk
Will Rennie 07581 396092 / will@tsapc.co.uk
www.tsa-property.co.uk



LOCATION

Nairn is a busy market town located approximately 17 miles to the north east of the city of Inverness, the Capital of the Highlands and approximately 22 miles to the west of Elgin via the main A96 trunk road. The subjects are located on the corner of Leopold Street and King Street (A96) and are attached to the Co-op. Directly adjacent lies the Nairn Bus Station, public car parking and two hot food take-away units.

DESCRIPTION

We understand the subjects were constructed during the late 1930's and have been used for a range of purposes including tea-room, cinema, bingo hall and more recently as a bar and restaurant. The building is effectively semi-detached and provides extensive accommodation, largely across ground floor including; lounge bar with separate toilet facilities and a public bar with a separate entrance and its own toilet facilities. The premises are fully inter-connected and include a kitchen, cellar, dry store, office and other storage spaces.

FLOOR AREAS

The approximate gross internal areas are as follows:-

ACCOMMODATION	M ²	FT ²
Ground Floor	338.31	3,642
First Floor	39.60	426
TOTAL:	377.91	4,068

SERVICES

Mains water, gas, electricity and drainage.

RATEABLE VALUE

NAV/RV £10,000. This qualifies for 100% business rates relief in terms of the Small Business Bonus Scheme. The poundage rate for the financial year 2023/2024 is 49.8 pence for properties with a Rateable Value up to £51,000.

For further information please www.mygov.scot.



PLANNING

Previously used as a licensed bar and restaurant. The property would suit a range of alternative uses subject to planning. Please discuss any proposals with the marketing agents or the local planning department.

EPC

Band G (134). The Certificate and Recommendations Report can be made available to interested parties on request.

LEASE

The subjects are available to let on flexible lease terms for a period to be agreed at a rental of £17,500 per annum, exclusive of VAT.

SALE

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. Offers over £155,000 exclusive of VAT are sought.

VAT

VAT will not apply to any transaction at the prevailing rate.

ENTRY

Immediate entry is available on conclusion of Missives.

COSTS

Each party will bear their own legal costs. The incoming owner or occupier will be liable for any LBTT, Registration Dues and VAT thereon.

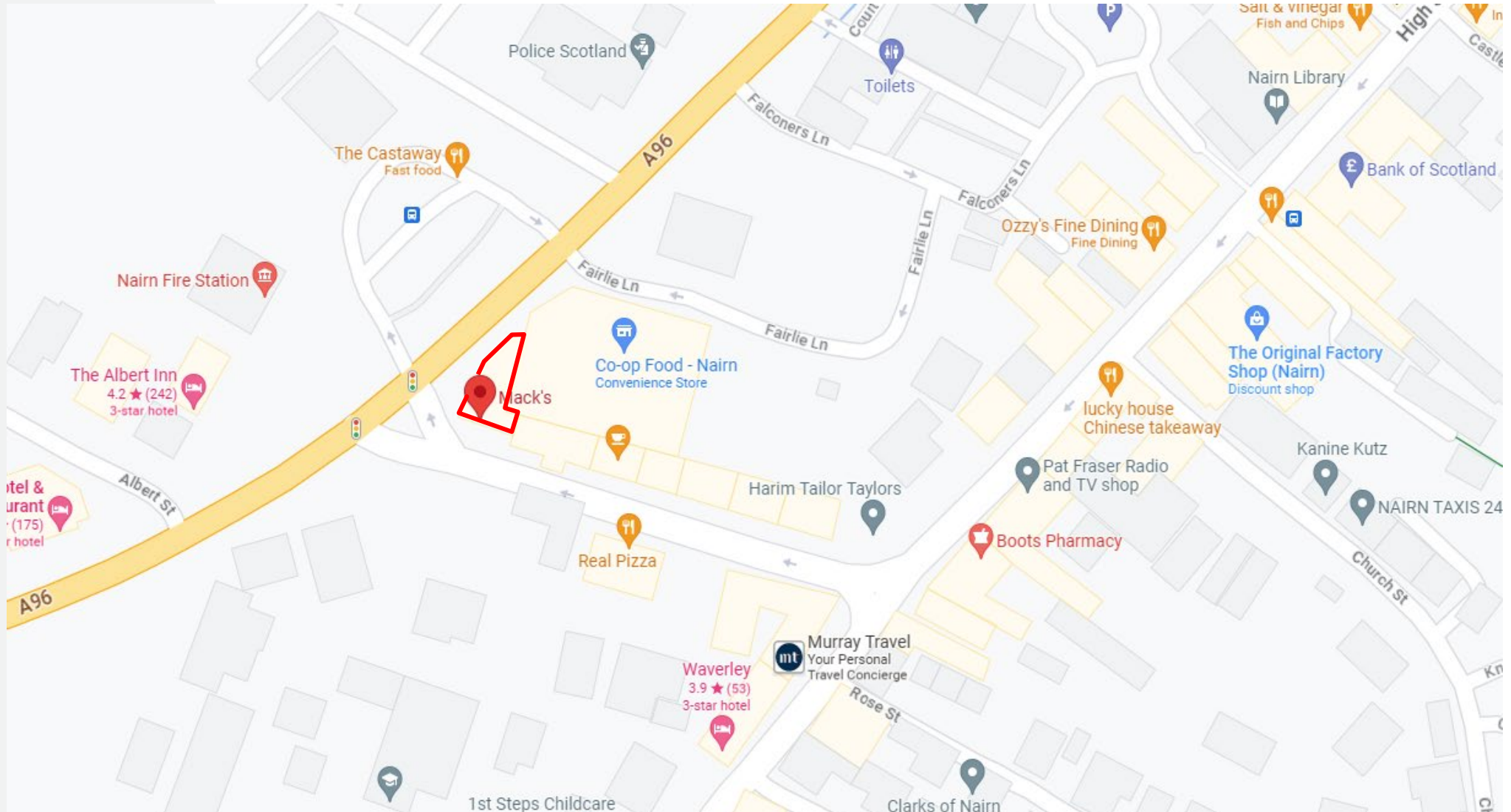
ANTI-MONEY LAUNDERING

In accordance with AML Regulations, any purchaser will be required to satisfy the vendor on the source of funds used to acquire the subjects.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.





CONTACT:

Neil Calder 07551 173667 / n.calder@shepherd.co.uk
 Linda Cameron 01463 712239 / linda.cameron@shepherd.co.uk
www.shepherd.co.uk

Jas Aujla 07810 717229 / jas@tsapc.co.uk
 Will Rennie 07581 396092 / will@tsapc.co.uk
www.tsa-property.co.uk

