

**Beachview Respite Centre
Brora, Sutherland, KW9 6QY**

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**Former Care Home
with Development Potential**

Offers Over £23,000 Per Annum

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

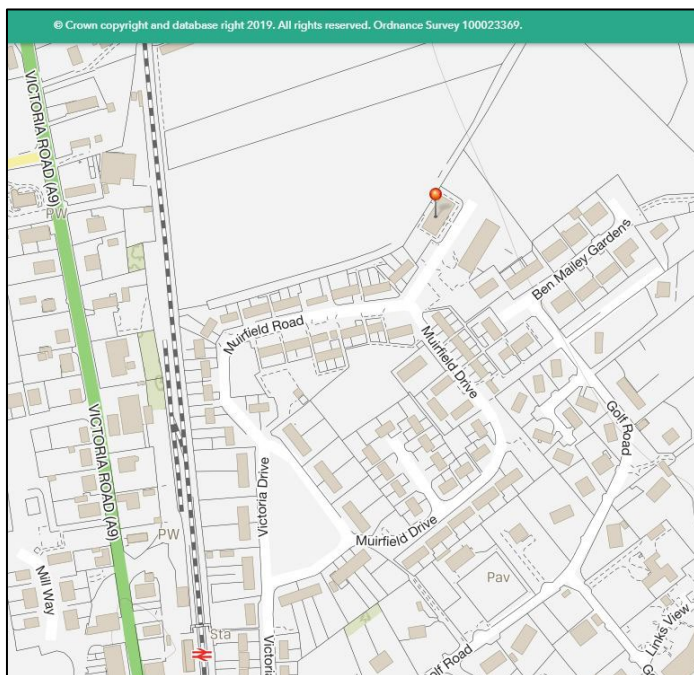
Description:

The former Beachview Centre was built in 1995 and provides accommodation for disabled or elderly people. The property provides 7 large double bedrooms with en-suite facilities suitable for people with limited mobility. There are also 2 spacious communal living areas, kitchen, office and a dedicated laundry room.

There is also a dedicated car park to the side of the property which provides approximately 7 unmarked spaces.

Location:

The property is in the town of Brora on the East Coast of Sutherland. It is located 58 miles North of Inverness which is the capital of the Highlands. The settlement benefits from a railway station, a primary school, a range of shops and a pub. It can be accessed from the A9 trunk road.



Utility Services:

The property benefits from mains electricity, water and drainage.

Asking Price:

£23,000 Per Annum.

Rateable Value:

The property is entered in the valuation roll and has a rateable value of £26,500.

EPC Rating: D

Planning:

With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development pre-application advice service. Information on the pre-app service can be found within the Planning and Building Standards section of The Highland Council website.

Viewing Arrangements:

Strictly by prior appointment with Highland Council. Please contact Chris Holmes on (01463) 702083 or email christopher.holmes@highland.gov.uk 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 tenants should "note interest" and only those parties advising of their interest will be notified of the closing date.

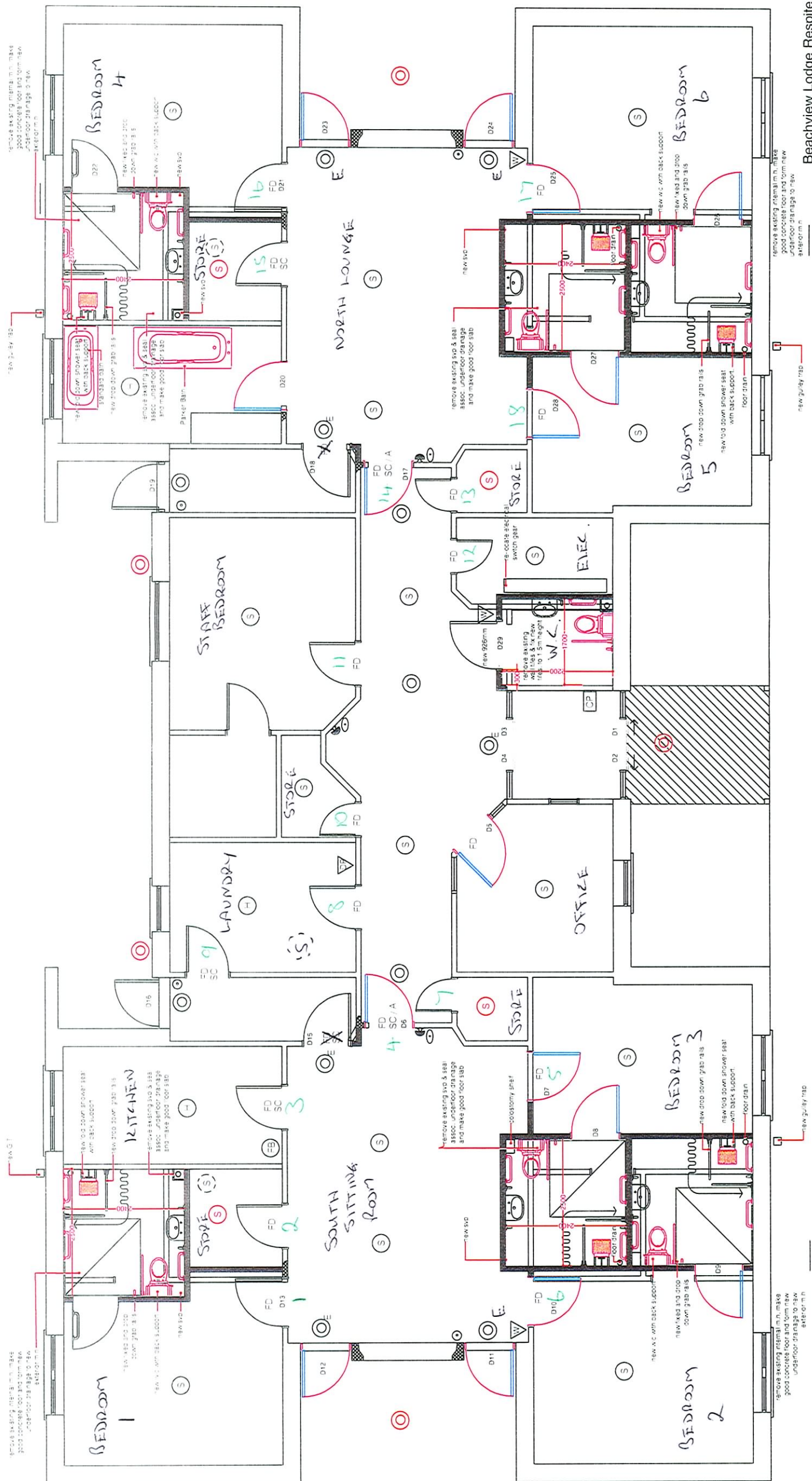
All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked **"PRIVATE AND CONFIDENTIAL – BEECHVIEW RESPITE CENTRE"**.

Faxed or Emailed 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.

Date of Entry:

Entry to the subjects will be given upon conclusion of the transaction.



	Fire extinguisher: foam
	Fire extinguisher: dry powder
	Fire extinguisher: water
	Fire extinguisher: CO2
	Fire blanket
	Fire hose reel
	Smoke detector
	Smoke detector concealed above ceiling
	Heat detector
	Fire alarm sounder in detector base
	Fire alarm sounder
	Fire alarm visual alert (flashing light)
	Fire alarm: break glass point
	Fire alarm: control panel
	Emergency light
	Illuminated 'EXIT' sign
	Emergency lighting: central battery unit
	EXIT sign
	SC Self-closing door
	FD Fire resisting door
	EV Disabled evacuation equipment
	VP Vision panel (clear glass)
	FRG Fire resisting glazing (fixed shut)
	DR Dry riser point
	GRL Guard rail
	Maximum number of occupants
	PB Push Bar
	SC/A Self-closing door with magnetic catches

Red denotes additions/adjustments

Beachview Lodge Respite Centre
Brora
HC 05264

EXISTING 3mm B.C. 1000mm