

**Garages, Lower Brora,  
Sutherland, KW9 6QF**

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**Workshop / Garage with  
Development Potential**

**Offers over £30,000**

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[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

The property is a two storey split level workshop/store. Access to the upper level is from Harbour Road there is no internal access between the two levels. The lower floor of the building is access from the Harbour side via several sliding wooden doors which are in a poor condition.

The upper level has a small office and store area, with wooden flooring and windows to all elevations. Limited strip lighting is installed. The incoming distribution board has been upgraded. The lower floor has bare brick walls and rough concrete. There is a yard area at harbour level.

The building is of brick construction with a pitched asbestos roof. The property will be sold in its existing condition. No warranty provided is by the seller. Prospective purchasers are advised to carry out their own enquires and surveys.

**Location:**

The village of Brora is located on the East Coast of Sutherland, 60 miles North of Inverness. The A9 runs through the village. The settlement benefits from a range of facilities including; a bank, supermarket, restaurants, chemist, health centre and an excellent links golf course. A primary school is located in the village, whilst secondary education is provided in Golspie, some 4 miles south.

The property is on Harbour Road, which is accessed from the A9. Adjacent to the property is historic former and residential dwellings are located nearby.

**Layout/Site Area:**

Upper Level: 101 sqm / 1084 sqft  
Lower Level: 60 sqm / 644 sqft  
Total Floor Area: **161 sqm / 1,728 sqft**

The site area is approximately 0.041ha (0.1 Acres)

**Price:**

Offers over £30,000 are being sought.

**Rateable Value:**

The property is entered in the valuation roll and has a rateable value of £2,500.

**EPC Rating:**

N/A

**Services:**

The property benefits from mains electricity.

**Planning:**

Potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service. Information on the pre-app service can be found here: [https://www.highland.gov.uk/info/205/planning\\_-\\_policies\\_advice\\_and\\_service\\_levels/785/pre-application\\_advice](https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/785/pre-application_advice)

**Date of Entry:**

By mutual arrangement.

**Viewing:**

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Christopher Holmes on 01463 702083 or e-mail: [christopher.holmes@highland.gov.uk](mailto:christopher.holmes@highland.gov.uk).

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchaser's 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. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked "**OFFER – BRORA HARBOUR GARAGE**".

**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.

