

FOR SALE / MAY LET

Grant Street Yard & Store, Nairn, IV12 4NN



163 sq m (0.04 acres) or thereby

DEVELOPMENT OPPORTUNITY

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

Description/Location:

Nairn is a busy and vibrant historic town situated on the Moray Firth, approximately 19 miles east of Inverness city centre. Nairn benefits from excellent communication links, situated as it is on the A96 and in close proximity to Inverness International Airport. In addition to a resident population of approximately 9,000 people, the town is also a popular tourist destination and is renowned for its temperate climate, sandy beaches and championship golf courses.

The property is located on Grant Street, within a Conservation Area known as Fishertown, a predominantly residential area, in close proximity to the town centre.

The subjects comprise a site extending to approximately 163 sq m or thereby, upon which there are two buildings.

Timber Shed	46 sq m (GIA)
Concrete block work masonry store	39.93 sq m (GIA)



Asking Price:

Offers invited.

Lease Terms:

The Council will also consider granting a long lease to enable redevelopment of the site and rental offers are invited on this basis also.

EPC Rating:

Exempt.

Date of Entry:

By arrangement.

Viewing Arrangements:

Strictly by prior arrangement. Please use contact details to arrange a viewing.

Planning:

The outcome of a Pre-Planning Application indicated it may be possible to accommodate a modest one or one and half storey residential dwelling on the site of the existing timber garage, subject to the use of high-quality design and materials. Interested parties are advised to contact the local planning and building standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required. In the event of a lease being entered into, the ingoing tenant's proposed use will require the consent of the Council, both as landlord and Planning Authority

Utilities:

Services are believed to be located nearby however interested parties should make their own enquiries with utility providers concerning supply and connections.

Rateable Value & Annual Business Rate:

The site is understood to have a rateable value of £750. The 2022/23 Annual Business Rate is 49.8p. If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption.

Contact Details:

Please contact Matthew Johnstone by emailing matthew.johnstone@highland.gov.uk or 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 and/or tenants should "note interest" to be notified of any closing date.

Upon notification of the closing date, all offers should be submitted in the standard Scottish legal form by email to property.offers@highland.gov.uk.

The Council will also consider Heads of Terms proposals, outlining the salient terms of any rental offer, including, but not limited to, proposed lease length, initial annual rental, proposed use and any other relevant terms and conditions considered appropriate. Background information on the proposed tenant would be welcome and may be required before agreeing terms.

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.