

Lochinver Harbour Office Space

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**Culag Gardens
Lochinver, IV27 4LE**

Office Space From £3,200 Per Annum

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

Description:

Lochinver Harbour office spaces offer a unique opportunity to work from one of the Highlands' most scenic and active harbour villages. Set to the rear of the Culag Hotel building, the offices overlook the active pier with stunning coastal and mountain views. Situated on the first floor of a two-storey building, the offices offer carpeted floors, double-glazed windows for natural light and insulation, and wall-mounted heaters. Tenants benefit from shared kitchen and toilet facilities, a dedicated boardroom for meetings or collaborative work, and on-site parking.

The space is ideal for small to medium-sized businesses, community groups, or individuals seeking affordable office accommodation or a remote-working base in the north of Scotland.

Hire of meetings rooms is available as required at a separate rate.

Location:

Lochinver is a scenic harbour village in Assynt, Sutherland, on the north-west coast of the Scottish Highlands. It serves as a key hub for fishing, marine services, and tourism in the region.

The offices are located to the rear of the Culag Hotel building, centrally positioned within Lochinver Harbour and just a 2-minute drive from the village's Main Street. Tenants have easy access to local amenities including shops, cafés, a post office, and harbour facilities.

Lochinver is accessible via the A837, with direct routes to Ullapool (1 hour) and Inverness (2 hours). A local bus stop is a short walk from the property, providing links to nearby towns and villages.

Planning:

The existing use of the property is Class **Class 4 – Business** in terms of Town & Country Planning (use classes) (Scotland) order 1997.

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.

Viewing Arrangements/Enquiries:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Vishnu on 07768289647 or

e-mail: vishnu.sivanandam@highland.gov.uk.

Available Spaces:

The Lochinver Harbour property includes the following first-floor office spaces as outlined below:

Office No.	Size (Sq.m)	Estimated Desks	Annual Rent (£)
B/1/003	15.90	3	£3,180
B/1/005	26.70	5	£5,350
B/1/006	16.01	3	£3,200

Floor plans are available upon request*

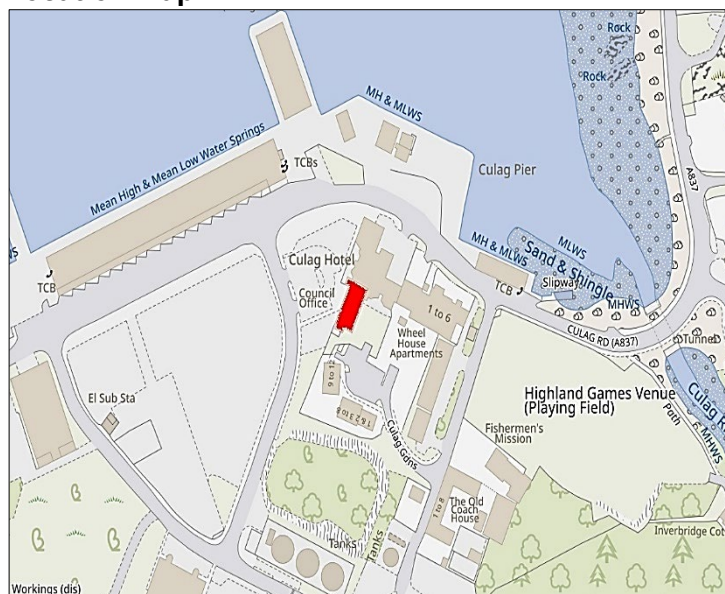
Lease Terms:

The property is available for lease on internal repairing and insuring terms for a period to be mutually agreed. Rent is inclusive of utilities; tenants will be responsible for business rates.

Date of Entry:

To be mutually agreed.

Location Map:



Area Map:



