

24 Main Street, Lochinver, Lairg, IV27 4JY

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**Commercial Opportunity
Extending to 102 sq.m**

Offers Over £80,000

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

Description:

A traditional stone-built end-terrace commercial property, comprising flexible internal space over two levels. Located on Main Street, Lochinver, one of the Highlands' most scenic and active harbour villages, with stunning coastal and mountain views, the building is suited for a variety of commercial, office, community, or mixed-use purposes.

The property has a stone façade, slate roof, and offers an excellent opportunity for commercial use. The ground floor, measuring around 72 sq.m includes a welcoming lounge or reception area, a private meeting room, a staffroom, and two toilets. Large front windows provide natural light, and the entire ground level benefits from carpeted floors and a simple, functional layout ideal for client-facing or operational use.

The first floor consists of an open-plan, carpeted area of 30 sq.m, with rooflights providing natural light. This space offers scope for partitioning into smaller offices, consultation rooms, or creative workspaces depending on requirements.

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. It is a short walk from the harbour, local shops, cafés, the post office, a bus stop, and other community facilities.

Lochinver is accessible via the A837, with direct routes to Ullapool (1 hour) and Inverness (2 hours).

Planning:

The property was previously used for a Highland Council Service Point and benefits from Class 1A (Shops) use. Changes to Class 3 (Restaurants & Cafés) and Class 4 (Business) may be permitted. Planning enquiries should be directed to [Link - View Planning Applications | Planning Permission | Highland Council](#)

The property sits within a flood risk area and as such SEPA will not support change of use for residential dwelling.

Costs:

Each party will be responsible for their own legal and professional fees. The purchaser will be liable for Land and Buildings Transaction Tax (LBTT), registration dues, and any VAT applicable to the sale.

EPC Rating:

B (23 - See Appendix)

Viewing Arrangements/Enquiries:

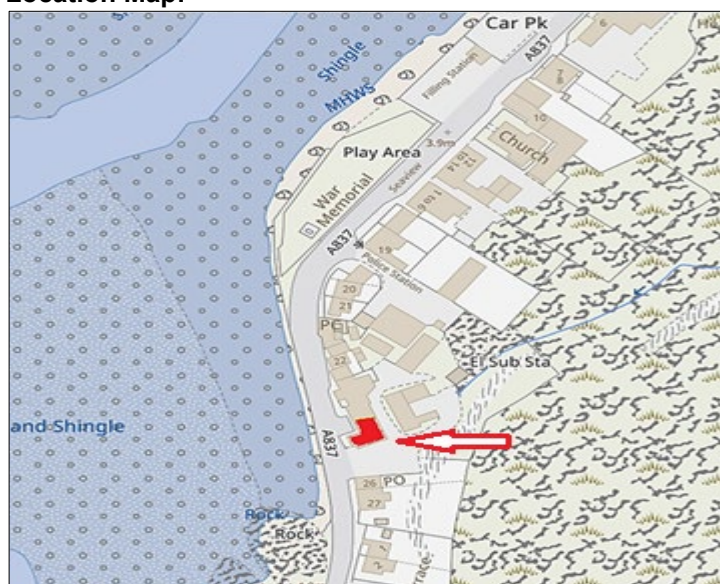
Viewing is strictly by appointment. Please contact Vishnu on 07768289647 or e-mail: vishnu.sivanandam@highland.gov.uk.

Closing Date for Offers:

A closing date for offers has been set for Thursday, **04 September 2025** at 12 noon. Interested parties must formally note their interest with the Estates Team at The Highland Council to be advised of any updates or changes.

All offers should be submitted by email to: property.offers@highland.gov.uk Offers received by fax 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.

Location Map:**Interior View:**