



Commercial Unit,  
1 MacKinnon Drive,  
Croy, Inverness,  
IV2 5PD

- High-Quality Office / Retail Unit within the popular village of Croy close to Tornagrain and 10 miles from Inverness
- Suitable for a range of uses
- Net Internal Area: 677 sq.ft / 62.89 sq.m or thereby
- Any incoming tenant may benefit from 100% rates relief.
- Prominent position within village
- Available to sub-let or assign.
- Rental — On Application



### LOCATION

The premises are located in Croy lying approximately 10 miles east of Inverness and 6 miles south west of Nairn. The property lies at the junction of School Brae and Dalcroy Road fronting onto Ardgowan. The new town of Tornagrain is a short distance away. Immediate surrounding properties comprise mainly of new residential dwellings with there being a popular adjacent café premises.

The village of Croy has grown in recent years with new housing developments swelling the local population. The development of a new town of Tornagrain is now well underway and continuing to expand approximately 1 mile to the north west. The property is a short distance to the A96 trunk road / Inverness airport where there is a new railway station. The B9006 also offers an alternative route into the city of Inverness serving other nearby settlements to the east of Inverness. Other commercial properties within Croy include a local vegan bakery.

Parking is officially shared with the adjacent café with there being 4 spaces plus a disabled car parking space in total. Other nearby parking is understood to be visitor parking for the residential properties but is largely used at present by the property and café customers.

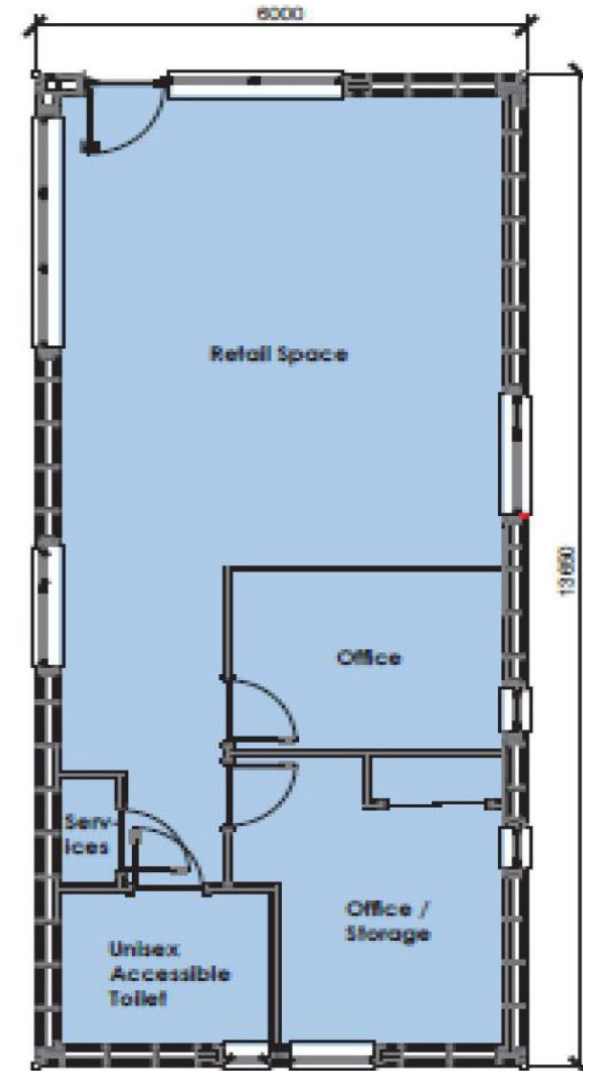


There is a shared bin store adjacent to the car parking which is accessed off Mackinnon Drive.

### DESCRIPTION

The premises comprise a single storey detached commercial property built by Scotia Homes around 2019. The property is understood to have a structural timber frame inner leaf with an outer leaf which has been painted and generally finished with timber cladding. This is understood to be Siberian Larch cladding painted in factory conditions. The roof is pitched and clad with slates incorporating solar panels. Windows are double glazed and uPVC framed whilst rainwater goods are all of plastic manufacture. The internal specification is considered excellent for the type of property with it noted to have plenty modern features such as internal glazing, luxury tea prep area and a fully fitted bathroom.

There are common / shared areas along with the parking which is finished to a high standard and incorporating various features such as stone walls / steps.



#### ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M.	SQ.FT
Ground	Net Internal Area (N.I.A.)	62.89	677

The accommodation may be summarised as follows: -

Admin / Sales Area, Hallway with Tea Prep, Office 1, Office 2 & Bathroom.

#### SERVICES

The property is connected to mains supply for electricity & water with mains drainage. Gas is from a communal metered LPG tank.

Heating is provided by an Alpha E-Tec Plus 33 boiler with further installation in the roof space relating to the solar panels.

The property benefits from a fire alarm system.

### RATEABLE VALUE

The rateable value of the subjects is £7,500.

Any ingoing tenant may benefit from 100% rates relief.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VAT

VAT is applicable on all figures quoted.

### EPC

'C' Rated

### RENTAL

On Application

To arrange a viewing please contact:

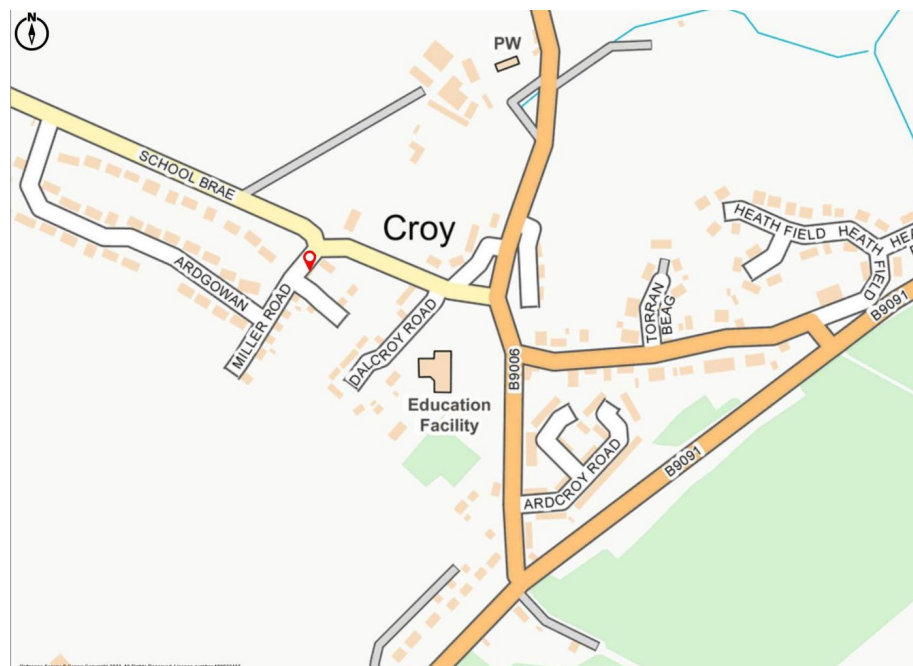


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Site & Roof Plan

### IMPORTANT NOTICE

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