

# THE HIGHLAND COUNCIL

Industrial & Commercial Property
Infrastructure and Environment Service
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# FORMER BRIGHTWATER CENTRE, KYLEAKIN

# TO LET



# **GROUND FLOOR SALES** 889 SQ FT

OFFERS IN EXCESS OF £8,250 PER ANNUM

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

#### Location:

Kyleakin is a popular coastal village on the Isle of Skye, immediately across the bridge and directly opposite Kyle of Lochalsh. Kyleakin is the first place those arriving on Skye tend to visit and is a busy and vibrant village, offering a wide range of amenities.

The available property is situated toward the pier and occupies a prominent location within the village.

# **Description & Accommodation:**

The subjects comprise a ground floor retail unit, together with rear office/toilet and storage accommodation. The unit extends to the following approximate net areas and dimensions:-

Ground Floor Sales 889 sq ft (82.59 sq m)
Office/Kitchen 268 sq ft (24.90 sq m)
Toilets 34 sq ft (3.16 sq m)



#### Lease:

The subjects are available on the basis on a new 10 year full repairing and insuring lease, subject to a rent review in the fifth year.

# Rent:

Offers in excess of £8,250 per annum are invited.

#### **General Information & Conditions:**

It will be a condition of lease that the new tenant participates in the Highland Council's Comfort Scheme, whereby they enter into agreement with the Council to supply and provide WC facilities, available to the general public. Exact details pertaining to the agreement will be discussed in detail with the preferred bidder.

Further details concerning the Council's Comfort Scheme can be found here:-

https://www.highland.gov.uk/info/283/community\_life and\_leisure/814/highland\_council\_public\_toilets/2

#### **Business Rates:**

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £7,500. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of £3,675.

Please note, the property may be eligible for the Small Business Bonus Scheme offering up to 100% rates relief for eligible properties. Interested parties should make their own enquiries in that regard.

# **Energy Performance Certificate:**

EPC Rating = G

# Planning:

Information about planning permission can be found from visiting our Planning Service portal at <a href="https://www.highland.gov.uk/info/205/planning">https://www.highland.gov.uk/info/205/planning</a> - <a href="policies advice">policies advice and service levels</a>

# Date of Entry:

Date of entry to be agreed between the parties.

# **Viewing Arrangements:**

Strictly by appointment with Highland Council. Please see contact details below to arrange a viewing.

#### **Contact Details:**

Please contact Matthew Johnstone by emailing matthew.johnstone@highland.gov.uk or by 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 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. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent to <a href="mailto:property.offers@highland.gov.uk">property.offers@highland.gov.uk</a>.

### 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.

The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be leased in its present condition. Date of preparation — Dec 2021