

ON INSTRUCTION OF



REDEVELOPMENT OPPORTUNITY

- > FORMER POLICE STATION WITH DETACHED GARAGE
- > ATTRACTIVE LOCATION WITH ON-SITE CAR PARKING
- > FLOOR AREA: 267 M² (2,883 FT²)
- > RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > MAY SUIT OTHER USES STP
- > SITE AREA: 0.10 HECTARES (0.24 ACRES)
- > OFFERS IN THE REGION OF £170,000 SOUGHT

REDUCED SALE PRICE

FOR SALE

FORMER LAIRG POLICE STATION, MAIN STREET, LAIRG, IV27 4DB

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LOCATION

The property is located within the scenic village of Lairg situated at the eastern end of Loch Shinn within the County of Sutherland. Lairg lies approximately 18 miles west of Golspie, 44 miles north east of Ullapool and 48 miles north of Inverness the main administrative centre for the Highlands. The property occupies a prominent location directly adjacent to Lairg Fire Station on Main Street where it connects with Davidson Terrace forming part of the main A839 running through the village.

DESCRIPTION

The property comprises an attractive detached 2-storey building of masonry construction under a pitched and slated roof with a rear projection also of masonry construction under a pitched and slated roof incorporating a number of Velux roof lights. A detached garage of similar construction with a vehicle access door is sited at the rear of the main building.

Internally the accommodation provides mainly cellular space across ground and first floors with staircase access to the first floor. The main entrance comprises a ramped access leading to an attractive timber glazed door set within sidelight panels. The property benefits from timber framed double glazed windows, electric central heating and fluorescent lighting throughout.

The building sits within a generally level rectangular shaped site bounded by a mix of stone walls, timber and metal fencing. The site which is part block paved provides car parking at the front, side and rear as well as further gravelled and grassed areas.

The site extends to a total area of approximately 0.10 Hectares (0.24 Acres).



ACCOMMODATION	SqM	SqFt
GROUND FLOOR	153	1,651
FIRST FLOOR	114	1,232
TOTAL:	267	2,883
GARAGE:	31	336

PLANNING

The property comprises a former police station premises which may be suitable for conversion to residential use or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents to discuss any proposals and for further information.

RATEABLE VALUE

The property is listed in the current Valuation Roll as NAV/RV: £29,250.

EPC

EPC Rating of : "G". The EPC Certificate and Recommendations Report are available on request.

SALE PRICE

The property is available "For Sale" at a reduced asking price of **Offers in the region of: £170,000**, exclusive of VAT sought.

VAT

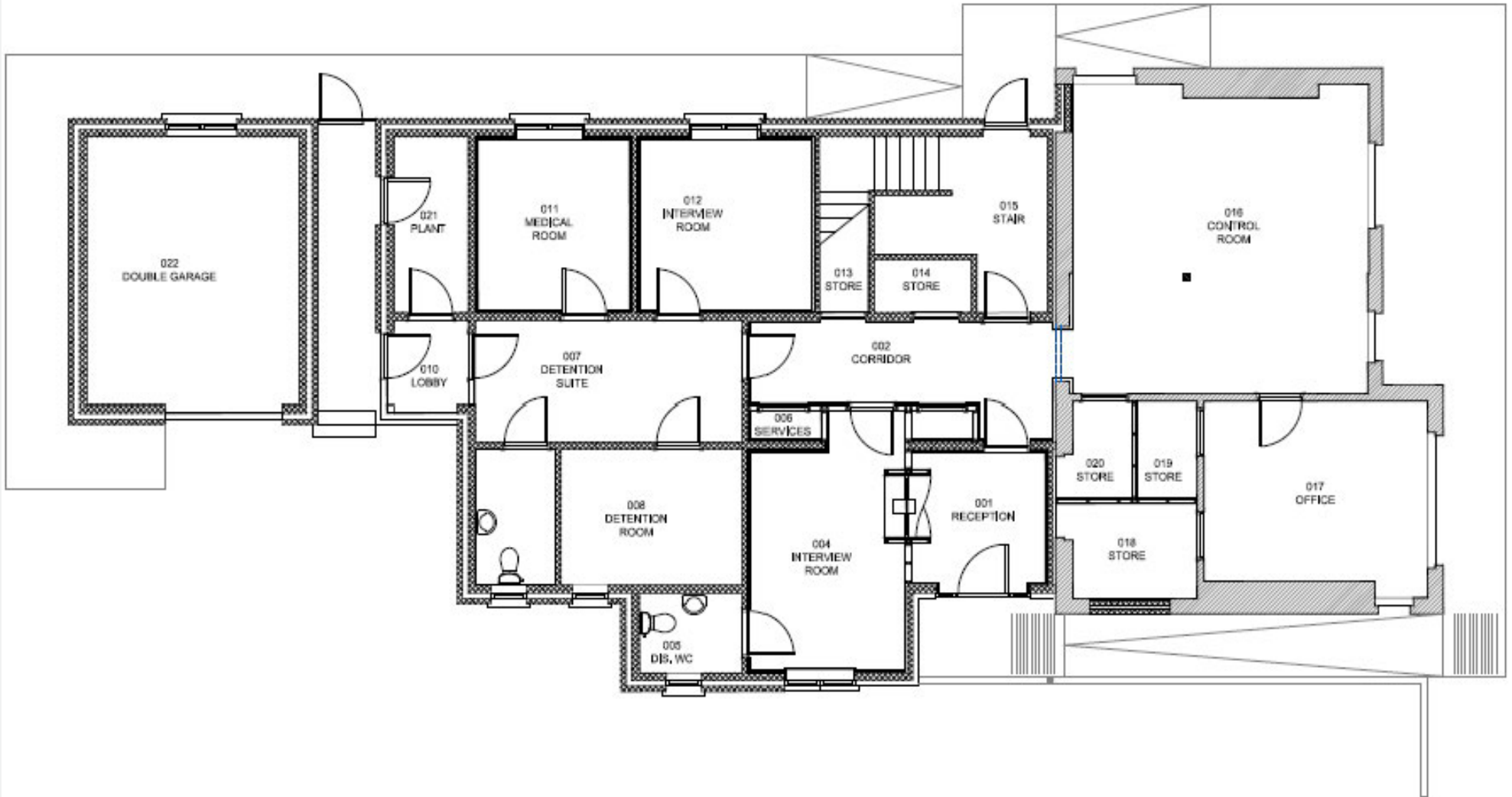
Prospective purchasers are to satisfy themselves independently as to the incidence of Value Added Tax.

COSTS

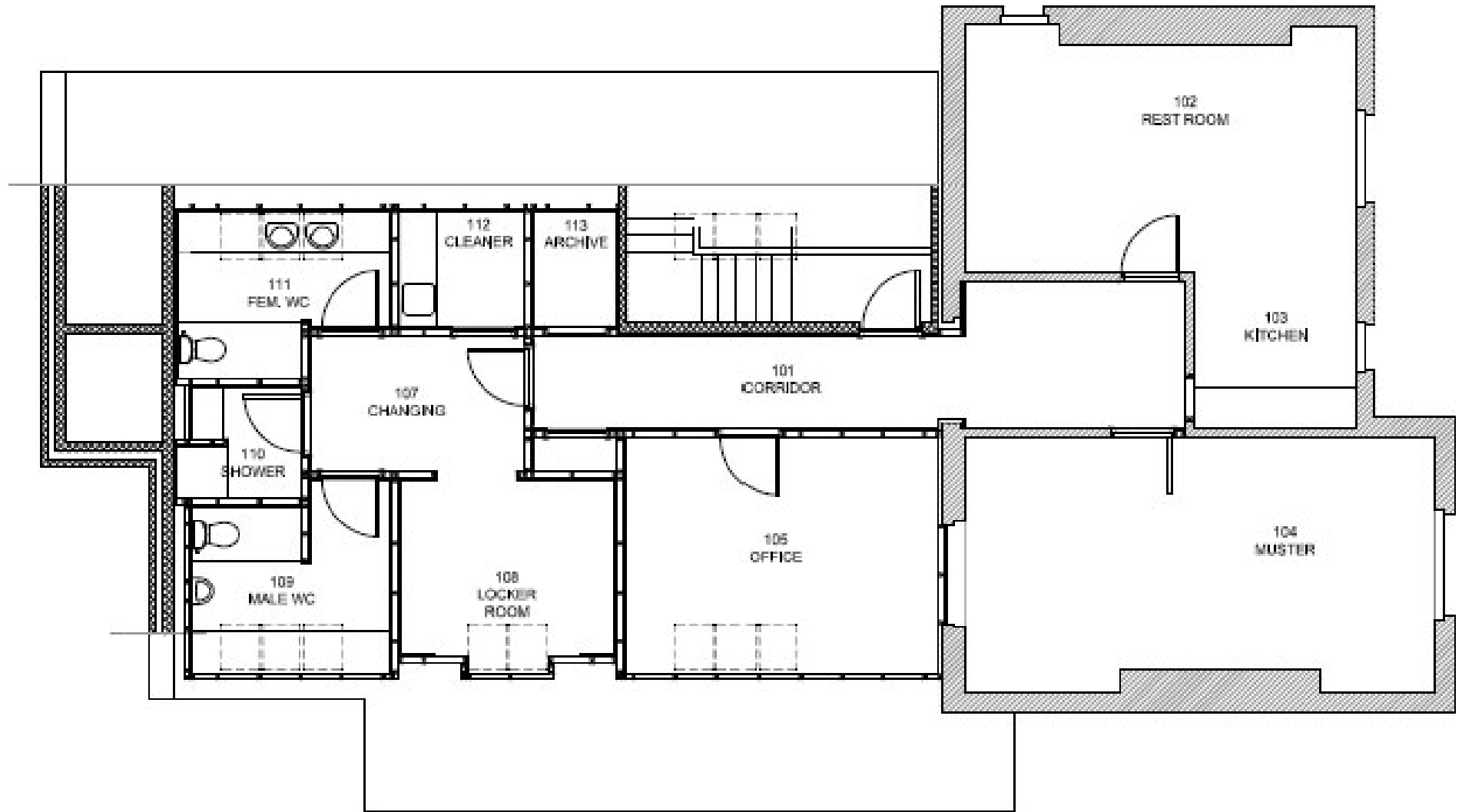
Each party will bear their own legal costs in connection with any transaction.. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

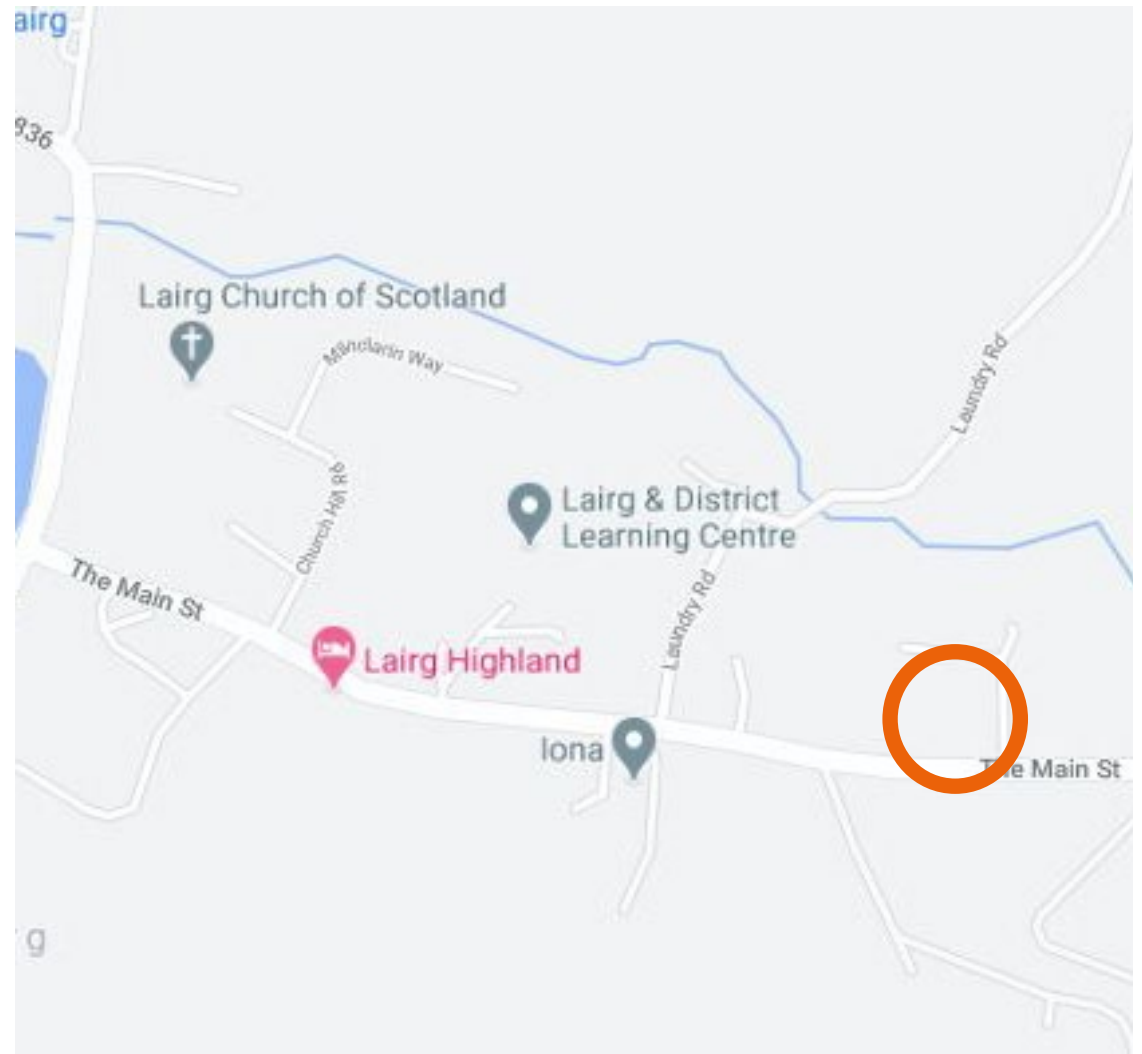
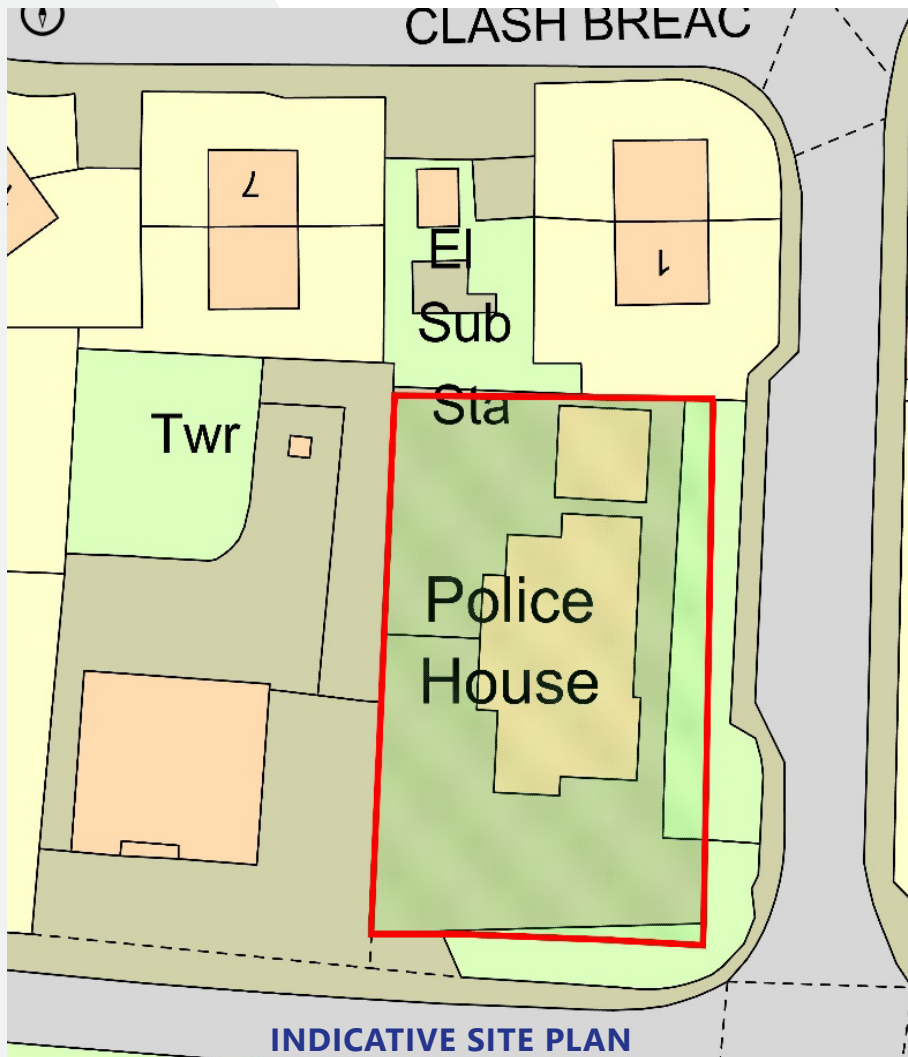


INDICATIVE FLOOR LAYOUT PLAN – GROUND FLOOR



INDICATIVE FLOOR LAYOUT PLAN – FIRST FLOOR





For further information or viewing arrangements please contact the sole agents:

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