

# FORMER MACK'S, 19 LEOPOLD STREET, NAIRN, IV12 4BE

## **CONTACT:**

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#### LOCATION

Nairn is a busy market town located approximately 17 miles to the north east of the city of Inverness, the Capital of the Highlands and approximately 22 miles to the west of Elgin via the main A96 trunk road. The subjects are located on the corner of Leopold Street and King Street (A96) and are attached to the Co-op. Directly adjacent lies the Nairn Bus Station, public car parking and two hot food take-away units.

#### **DESCRIPTION**

We understand the subjects were constructing during the late 1930's and have been used for a range of purposes including tea-room, cinema, bingo hall and more recently as a bar and restaurant. The building is effectively semi-detached and provides extensive accommodation, largely across ground floor including; lounge bar with separate toilet facilities and a public bar with a separate entrance and its own toilet facilities. The premises are fully inter-connected and include a kitchen, cellar, dry store, office and other storage spaces.

#### **FLOOR AREAS**

The approximate gross internal areas are as follows:-

ACCOMMODATION	M²	FT <sup>2</sup>
Ground Floor	338.31	3,642
First Floor	39.60	426
TOTAL:	377.91	4,068

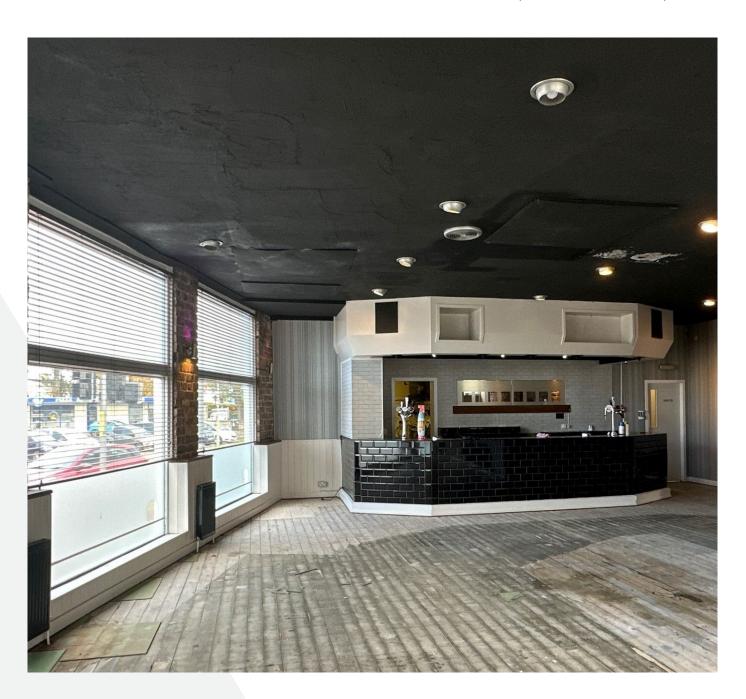
#### **SERVICES**

Mains water, gas, electricity and drainage.

## **RATEABLE VALUE**

NAV/RV £10,000. This qualifies for 100% business rates relief in terms of the Small Business Bonus Scheme. The poundage rate for the financial year 2023/2024 is 49.8 pence for properties with a Rateable Value up to £51,000.

For further information please www. mygov.scot.



#### **PLANNING**

Previously used as a licensed bar and restaurant. The property would suit a range of alternative uses subject to planning. Please discuss any proposals with the marketing agents or the local planning department.

#### **EPC**

Band G (134). The Certificate and Recommendations Report can be made available to interested parties on request.

#### **LEASE**

The subjects are available to let on flexible lease terms for a period to be agreed at a rental of £17,500 per annum, exclusive of VAT.

### SALE

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. Offers over £155,000 exclusive of VAT are sought.

#### VAT

VAT will not apply to any transaction at the prevailing rate.

#### **ENTRY**

Immediate entry is available on conclusion of Missives.

#### COSTS

Each party will bear their own legal costs. The incoming owner or occupier will be liable for any LBTT, Registration Dues and VAT thereon.

#### **ANTI-MONEY LAUNDERING**

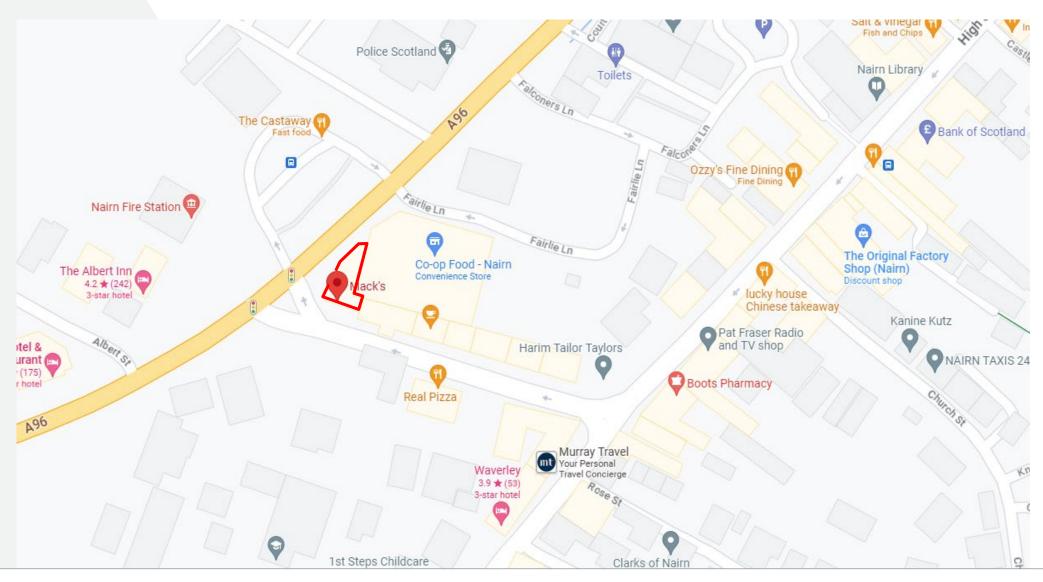
In accordance with AML Regulations, any purchaser will be required to satisfy the vendor on the source of funds used to acquire the subjects.

#### **VIDEO TOUR**

**Click Here** for a Video Tour of the property.



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The joint agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: November 2023.