



BAR & RESTAURANT

WELL ESTABLISHED LICENSED CLASS 3 (FOOD & DRINK) VENUE AT ALNESS GOLF CLUB | FLOOR AREA: 2,378 FT²
POPULAR WEDDING/BIRTHDAY VENUE | SUITABLE FOR VARIOUS USES, STP | CLOSE TO TOWN CENTRE

RENT: £11,000 PER ANNUM

TO LET

CLUBHOUSE & SHOP, ALNESS GOLF CLUB, ARDROSS ROAD, ALNESS, IV17 0QA

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LOCATION

Alness is situated within the Easter Ross area in the Highlands of Scotland approximately 20 miles north of Inverness on the A9 Inverness to Wick trunk road, 9 miles to the northeast of Dingwall via the A9 and 4 miles to the northwest of Invergordon via the B817

Alness is one of the larger towns within the Easter Ross Area. It grew significantly on the back of the creation and expansion of the former oil fabrication yard at Nigg on the Cromarty Firth. The town has a population of approximately 5,186 people and is the largest settlement in Ross & Cromarty.

The subjects are situated within the grounds of Alness Golf Club, which was established in 1904 and offers 18-holes for all levels of golfer. The premises are prominently positioned overlooking the town of Alness, boasting panoramic views of the surrounding landscape. The Clubhouse is accessed off Ardross Road which links up further with High Street.

DESCRIPTION

The subjects comprise two standalone buildings of masonry constructions set under a pitched roof clad with concrete tiles. Internally, the floors are of suspended timber design with natural daylight being provided by double glazed timber framed windows.

The main Clubhouse benefits from ramped access and is configured to provide an open-plan hall, with a serviced bar which interlinks to the snug. There is also a commercial style kitchen, office space and separate male and female toilets. Accessed externally, via the rear elevation there are Ladies & Gents changing rooms, which the landlord will retain for the golf club.

The former Pro Shop unit features open plan space with access to a toilet block of timber construction.

The Clubhouse and Pro Shop could be let individually or as a whole.

THE SITE

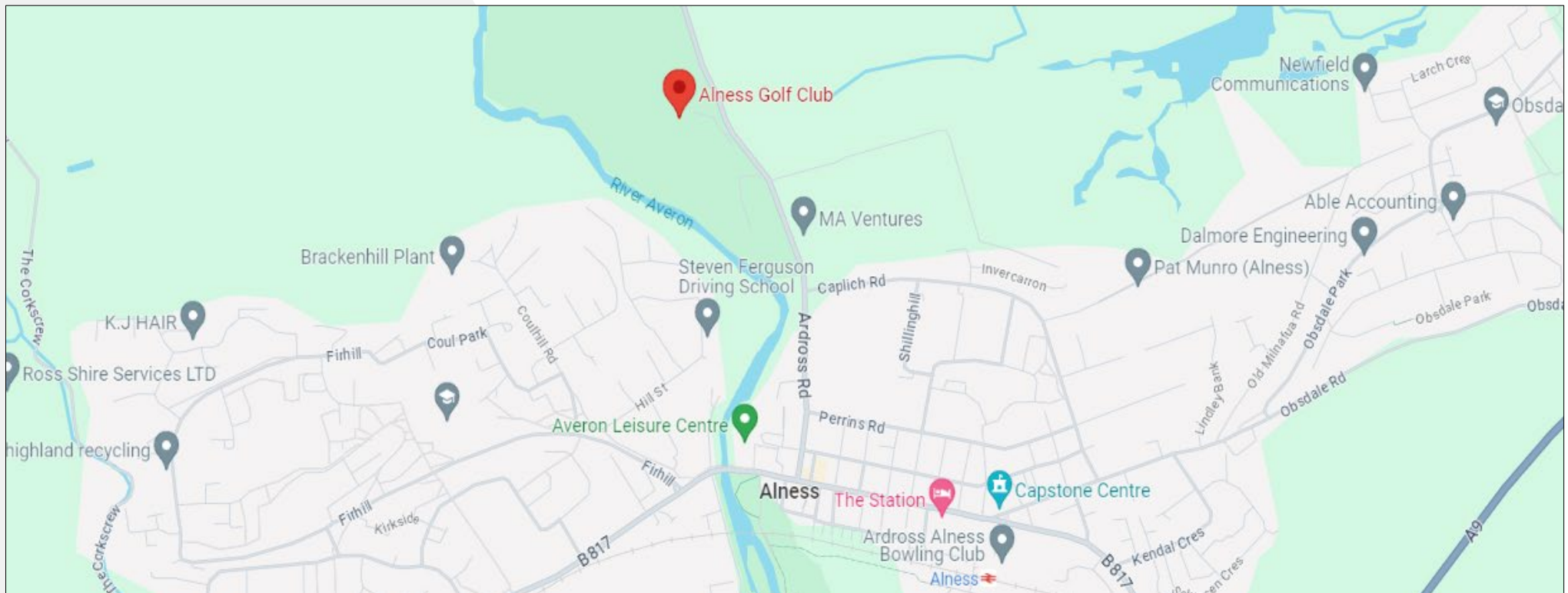
The building footprint and the overall site boundaries are indicatively demarcated in red on the site plan overleaf. The site is largely surfaced with tarmacadam and benefits from private parking spaces located just off the access road to the property.

SERVICES

The Clubhouse benefits from main supply of water and electricity, whilst the Pro Shop benefits from mains electric.

RATEABLE VALUE

The subjects will need to be assessed for non-domestic rating purposes upon occupation. We anticipate that the subjects will qualify for 100% rates relief in terms of the Small Business Bonus Scheme, however, interested parties should make their own enquiries with the local authority.



ACCOMMODATION

The accommodation and approximate floor areas on a GIA basis are summarised below:-

Accommodation	m ²	ft ²
Clubhouse Building (less changing area)	192.08	2,068
Former Pro Shop	28.80	310
Total:	220.88	2,378

EPC

A copy of the EPC and Recommendation Report can be provided on request.

PLANNING

Currently operating as a Golf Clubhouse, licensed bar/restaurant (Class 3), the property would suit a range of alternative uses, subject to Planning, including assembly & leisure etc. Please contact the agents to discuss your requirements.

LEASE

The property is available "To Let" on flexible lease terms. We are seeking offers over **£11,000 per annum**, exclusive of VAT.

ENTRY

Immediate entry is available, subject to agreement.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.













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

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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