

4 Market Street, Tain, Ross-Shire IV19 1AR

Offers Over £72,000

**PRICE
REDUCTION**



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public





Historic stone-built property situated in the Conservation area just off Tain High Street. Accommodation comprises: Large main retail/office space, 2 smaller rooms and wc. Previously used as a hairdressers and still set up as a salon. This property would be ideal for retail or office premises. The property requires upgrading and modernisation.



The location of the property provides easy access to the A9 for travelling north or south. The High Street in Tain has shops, cafes, restaurants and banking services. The town has Asda, Tesco, Lidl and Co-operative supermarkets, a medical practice, primary and secondary education, a golf club and hotels. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found.

**Vestibule:**

Entered via wooden storm doors. Glazed door opens to Room 1.

Room 1: 6.91m x 4.16m (w)

Bright triple aspect room with window to side and two large arched windows to the front overlooking Market Street. Currently set up as a hairdressing salon with mirrors, reception desk and sink with Triton water heaters.

Room 2: 2.42m x 1.70m

Window to the rear. Shelving and storage. Stainless steel sink/drainer.

Room 3: 2.70m x 1.80m

Partitioned off from Room 2 but could easily be reinstated. Previously used as a store room. Access hatch to roof space.

WC:

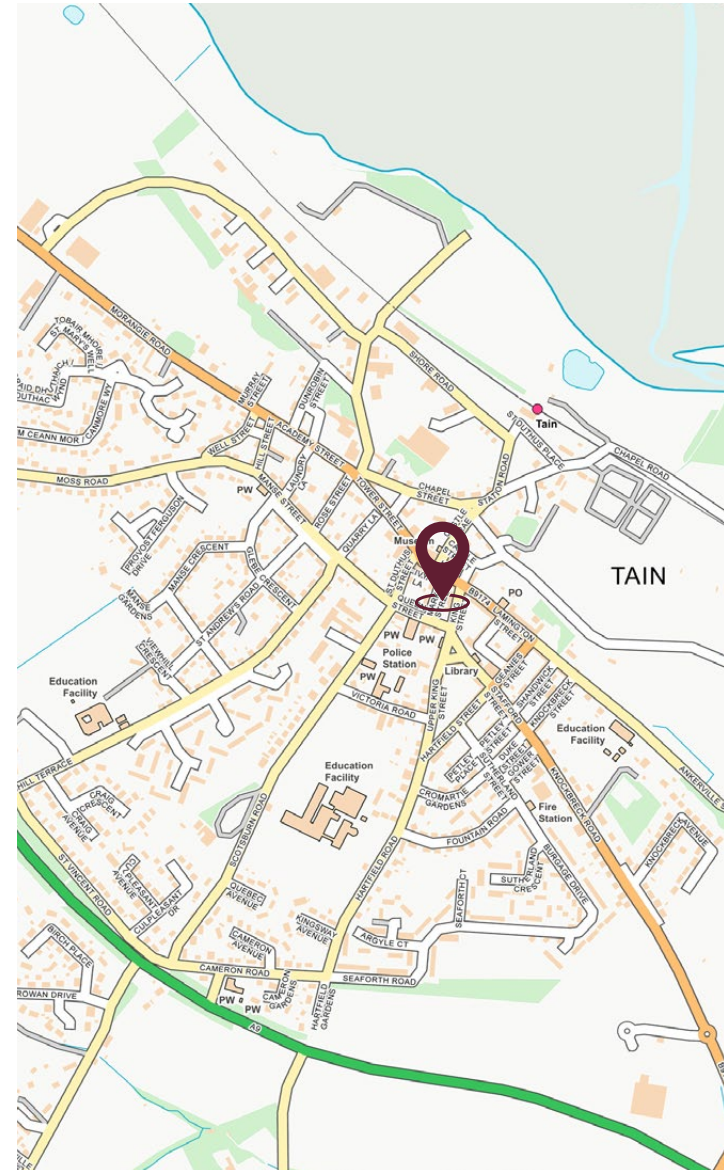
With WC and wash hand basin. Extractor fan.

Rateable Value: £4,250 pa as at April 2023.

Viewing:

Please contact The Selling Agents.

EPC Rating: D



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