

8, 10 & 12 Tower Street, Tain, Ross-Shire IV19 1DY

Offers Over £95,000





Excellent opportunity to purchase a large semi-detached building which requires renovation and upgrading. Located in the Conservation Area in the centre of the historic town of Tain. The property currently comprises: Two self-contained ground floor retail/office units and a first floor apartment (currently without a kitchen). Electric heating. The central location makes it ideal for redevelopment into flats, subject to the appropriate Planning/Building Control approval. Superb project with access from Tower Street. Easy access on foot to local amenities. Viewing essential to see the potential.



The property is situated on the doorstep of the High Street in Tain, Scotland's oldest Royal Burgh. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



8 TOWER STREET:

8 Tower Street is a self-contained ground floor retail/office space centrally located in the historic town of Tain. Accommodation comprises: Vestibule, Room, Wash Room and WC.

Vestibule:

Entrance via wooden storm doors from Tower Street. Glazed door to the main room.

Room 1: 4.83m 9w) x 4.45m (w)

Large room with window to front overlooking Tower Street. Dimplex panel heater. Cupboard stores electric meter.

Wash Room: 1.05m x 0.97m

With wash hand basin. Window to the rear.

WC: 1.09m x 0.97m

With WC and extractor fan.

10 TOWER STREET

10 Tower Street is a self-contained first floor apartment centrally located in the historic town of Tain. Accommodation: Vestibule, Hall, Room 1, Room 2, Room 3 and Bathroom. Please note this property is currently uninhabitable as the kitchen has been removed.

Vestibule:

Entered via wooden storm doors. Glazed door to hall.

Hall:

Large walk-in under-stair cupboard and further shelved cupboard. Internal connecting door through to No. 8 Tower St. Stairs lead to first floor landing.

Upper Landing:

Window to the rear. Fuses and electric meter.

Room 1: 4.76m x 4.45m

Bright and spacious room with windows to front and rear. Closed off fireplace. Large shelved cupboard and cupboard under window. Dimplex heater.

Room 2: 4.19m x 4.47m

Triple aspect room with windows to front, rear and side. Two cupboards. Dimplex heater.

Room 3: 3.06m x 1.04m

Window to the front. Fitted storage cupboards. Dimplex panel heater.

Bathroom: 1.87m x 1.68m

Comprises WC and wash hand basin. Velux to the rear. Access to roof space.



12 TOWER STREET

12 Tower Street is a self-contained ground floor retail/office space.

Accommodation comprises: Vestibule, Room 1, Kitchen/Diner and WC. Currently used as a Meeting Room and for local business 'Pop-up' shops.

Vestibule:

Entrance via wooden storm doors from Tower Street. Glazed door to Room 1.

Room 1: 5.73m x 4.43m

Steps lead down from the vestibule to this bright and spacious room. Large shop windows to Tower Street. Meter Cupboard. Two Rointe heaters.

Kitchen/Diner: 4.52m x 2.32m

Generously proportioned room with work surface space ideal for food preparation with stainless steel sink and drainer. Floor mounted cupboards. Window to rear. Rointe heater.

WC: 2.36m x 1.00m

Comprises WC and wash hand basin. Window to the side and extractor fan. Large shelf.

Services:

Mains water and electricity with drainage to the main sewer. Electric heating.

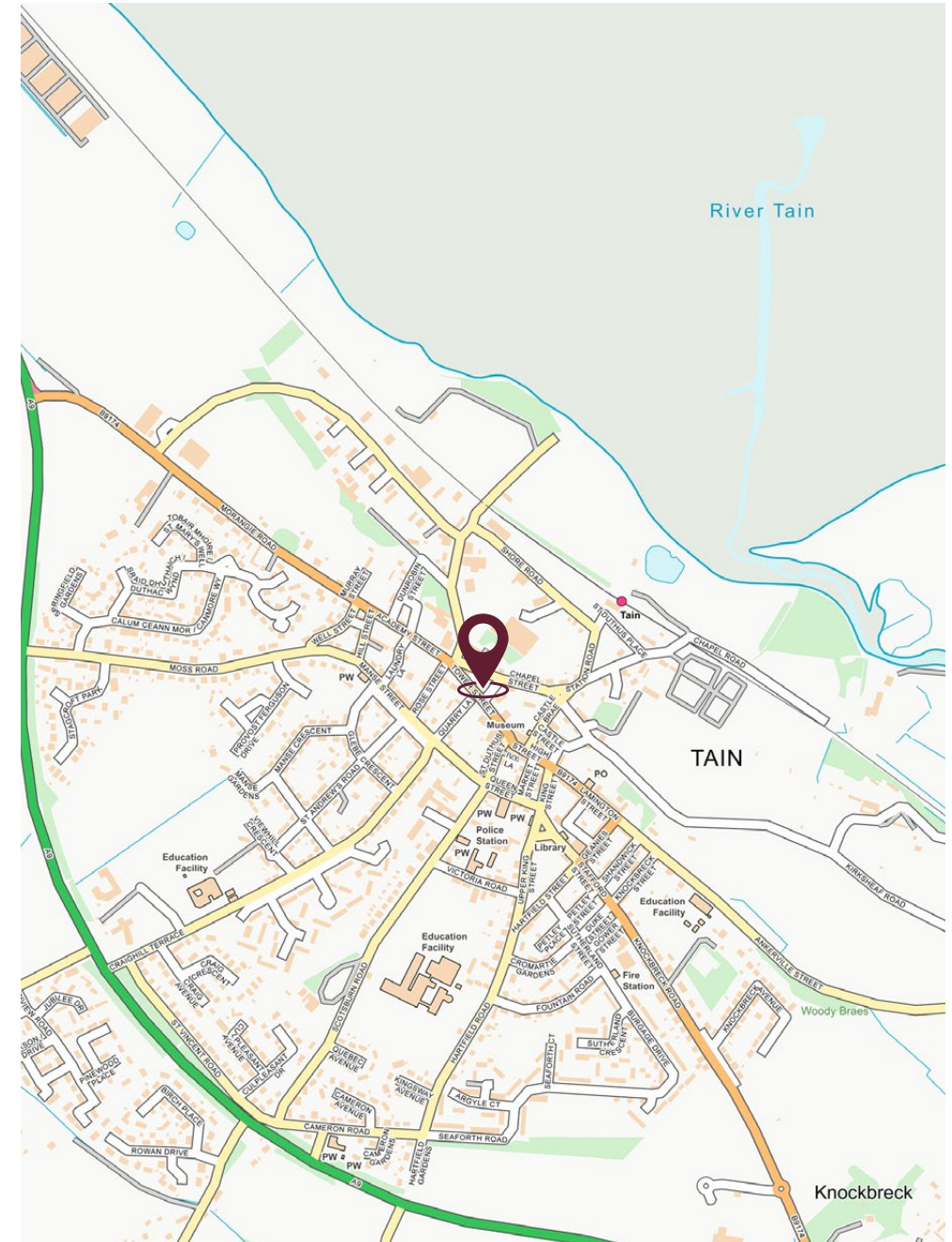
Rates:

8 Tower St has a rateable value of £2,000.
10 Tower Street is Council Tax Band A.
12 Tower Street has a rateable value of £2,500.

Viewing:

Please contact the Selling Agents.

EPC Rating:



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

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