

# MACKENZIE & CORMACK

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## BRIDGEND STORES, NOVAR ROAD, ALNESS IV17 0QG

OFFERS OVER £65,000

Bridgend Stores comprises a ground floor shop unit located in a two storey end terrace property. Situated at the southern end of busy Alness High Street and with off-street parking for a number of cars, access from Novar Road. The property is also ideally situated for serving the housing estates at the southern end of Alness, such as Coulhill and Braeface. The Stores extend to 181 square metres (1,950 square feet) and consists of the main retail space, integral office, a dark store, a dark kitchen, a dark toilet and side store.

HSPC Ref: MK04/51278

T LAWSON KEIR LLB (HONS) NP  
NIGEL D JONES LLB (HONS) DIP LP NP







Alness is a bustling award-winning small town, on the edge of the Cromarty Firth some 24 miles from the centre of Inverness making the Highland capital an easy commute. The town hosts a variety of shops and eateries, leisure facilities and primary and secondary schools. Alness benefits from regular train and bus services and nearby Inverness airport offers daily flights to London and other cities. This is a good area for outdoor pursuits, such as fishing, golfing, shooting and hill walking.

**Main Retail Space:** 17.09m (w) x 9.77m (w)  
Large picture window to front. Glazed entrance door.



**Kitchen:** 2.48m x 2.71m  
With floor units and double sink.

**WC:**  
With WC and wash hand basin.

**Integral Office:** 5.40m x 2.49m  
With doors to kitchen and main retail space. Window into the retail space.

**Large Storeroom:** 5.52m x 2.04m  
With window to the rear.

The property has a previous history of sales trade as a retail shop. The Stores could be utilised for a variety of business such as office or hairdressers, etc. Alternative use classifications such as fast food, etc will be subject to obtaining the necessary planning consents. The shop comes fitted with exterior security grids and fitted till area to the front. Please Note: **The racking and shelving are not included.**

**Viewing:**  
Please contact Mrs Zhan on 01349 883502 or 07591432847



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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.