



Lochalsh Business Park, Balmacara, Kyle. Scotland. IV40 8EG

Offers Over £290,000.00

Detached Industrial Building

Services on Site

Various uses subject to planning

Located off the A87

Ideal for storage purposes

Unit 2 is a well-maintained detached industrial building completed in 2019, situated just off the A87 in Lochalsh Business Park, Auchtertyre. The building is currently utilised as a workshop and is a steel frame construction with poured concrete floor, fully insulated throughout. The internal space extends to approximately 434 square meters or thereby. There are a number of translucent roof panels affording natural daylight and two electric garage doors to the front allowing for vehicular access to the building. Externally, the unit sits upon approximately 2.47 acres of land.

Planning Permission has previously been granted for the erection of an extension to the end cable of the current building to form offices and welfare facilities with public entrance and parking and the foundations for such are in place on the surfaced yard. This provides purchasers with the opportunity to further develop the grounds or potentially divide into separate units. The building warrant for the referenced works has been extended for an additional twelve months. The building benefits from an office with electric panel heating and W.C., with water and electricity supplies together with a telephone connection and Wi-Fi. The sizeable grounds provide ample space for several vehicles.

This is an excellent and rare opportunity to purchase a sizeable industrial building together with 2.47 acres of land and must be viewed to fully appreciate the package on offer.

Please note, the purchase of Unit 2 is VAT applicable.

Planning Permission:

Full Planning permission has previously been granted for the erection of extension to building to form offices and welfare facilities with public entrance and parking, dated 23rd September 2020. Copies of this permission can be viewed at www.highland.gov.uk using planning reference number 20/02990/FUL where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency Kyle office. Interested parties can also contact planning direct on 01349 868600.

