



Fish Merchants Main Street

Golspie, Sutherland, KW10 6RA

Price Guide £125,000

An opportunity to purchase a property on the beach side of the main street in Golspie which overlooks the sea. The property has been a retail unit for decades and an integral part of the local community. There are many possibilities for this shop and garden with appropriate planning consents.

Golspie is a coastal village on the east coast of the NC500 Route, half way between Inverness and John O'Groats, close to Dunrobin Castle and surrounded by top class golf courses and beaches.



Area Map



PROPERTY

The property on Main Street Golspie has been a Fish Merchants for decades and is presently laid out as a shop front, office, toilet & staff area and large preparation room to the rear with walk in fridge.

In the rear garden there is a stone built smokehouse.

The property could be converted to a stunning home in Golspie that backs onto Golspie beach with views out over the Dornoch Firth and North Sea. Once the appropriate consents are achieved

ATTIC

The attic runs above the front shop and has potential to create a first floor with views out to sea.

GARDEN & PARKING

To the side of the property there is off street parking and access to the rear garden which is enclosed with stone walls and fence. Laid to lawn with a steel gate to the promenade and shoreline.

ADDITIONAL INFORMATION

Council Tax Band is presently Non Domestic

If property is successful in obtaining change of use this will be assessed at that point

Freehold

Internal Floor Space - 91 sq m on ground floor

Mains services

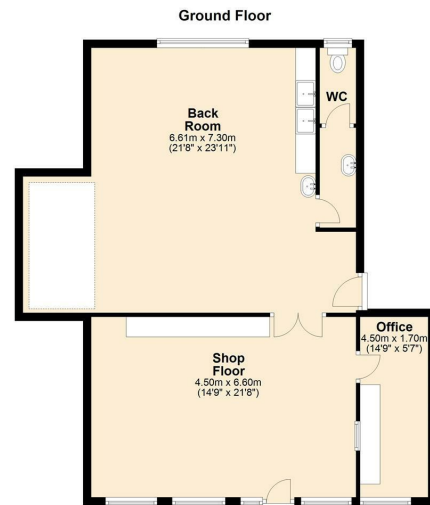
VIRTUAL TOURS

360 Tour -

<https://www.madesnappy.co.uk/tour/1g171gea3c>

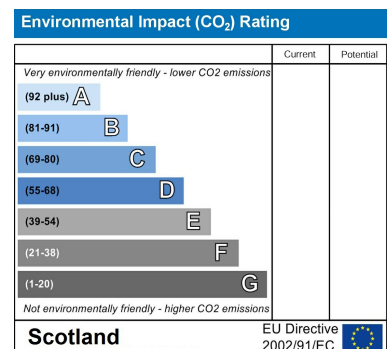
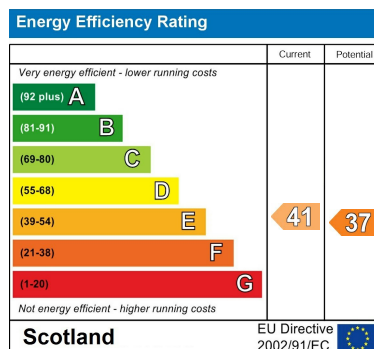
Virtual Tour - <https://youtu.be/lyaxgl18iN0>

Floor Plans



For illustrative purposes only. Produced by Monster Moves Ltd 2024. Plan produced using PlanUp.
Fish Merchants, Main Street, Golspie

Energy Efficiency Graph

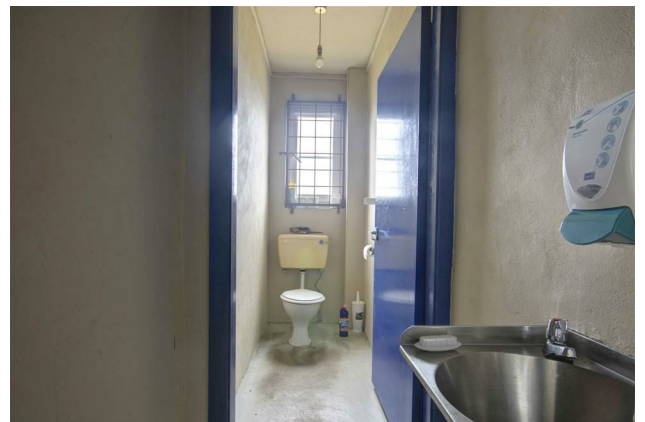
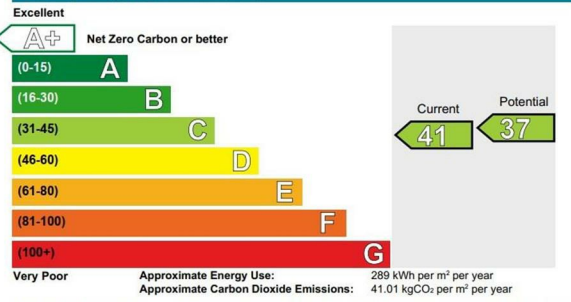


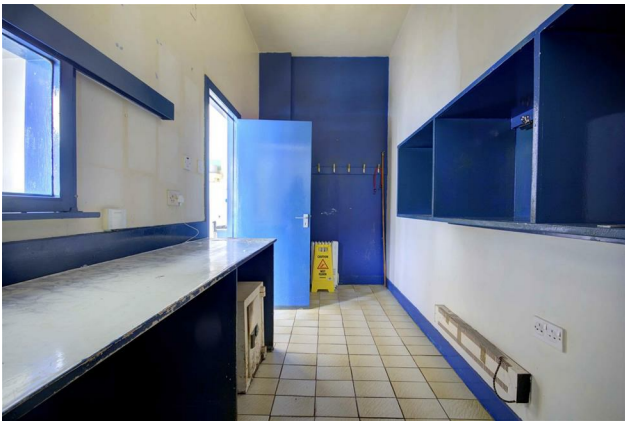


FISH MERCHANT, MAIN STREET, GOLSPIE KW10 6RA

Date of assessment:	01 April 2024	Reference Number:	2910-0134-5632-2504-1006
Date of certificate:	08 April 2024	Building type:	Retail/Financial
Total conditioned area:	90.84m ²	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	440 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy Systems

Building Energy Performance Rating





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