



Offers Over
£295,000
(Freehold)

Vacant Industrial Unit
Rhaoine Industrial Works, Rhaoine, Lairg, IV27 4DG





Vacant possession of a modern industrial unit with spacious office accommodation

Excellent trading location within the general Lairg / Pittentrail area on the A839

Well-presented warehouse, stores and office accommodation totalling 490m²

Flexible workshop and vehicle maintenance area

Opportunities to extend the current footprint or introduce shipping containers

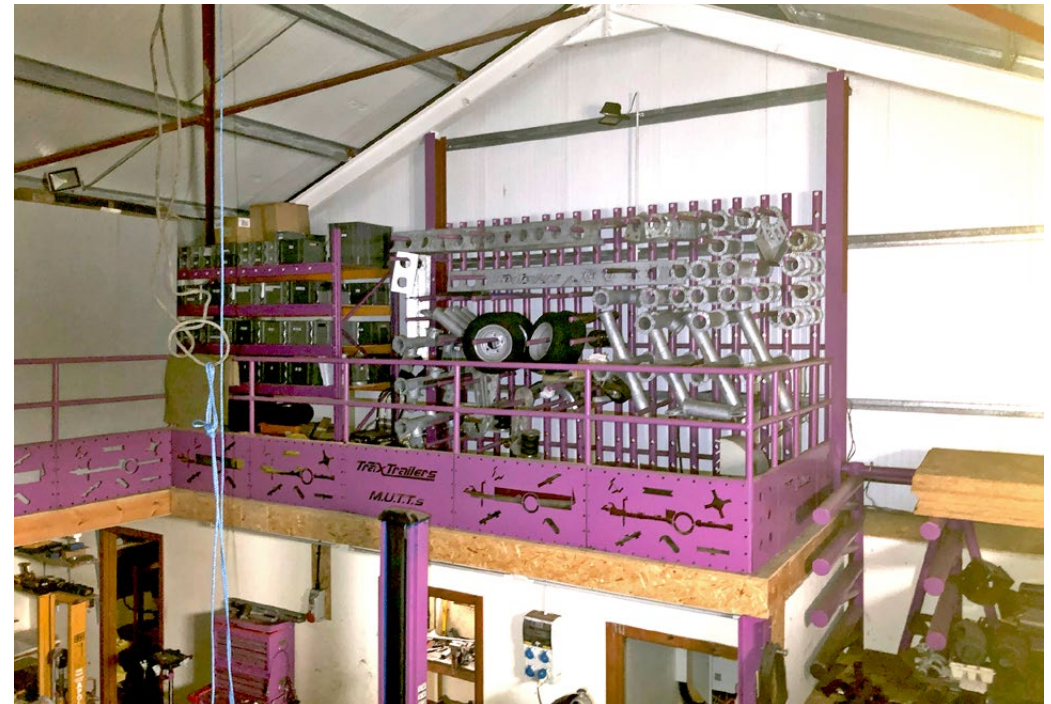
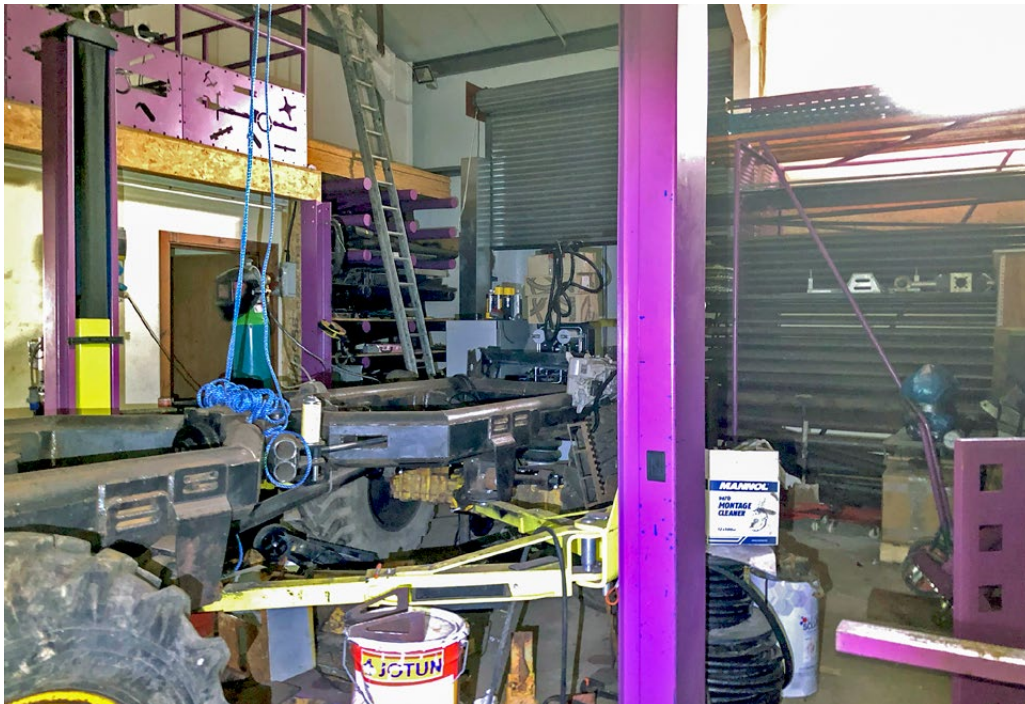
DESCRIPTION

Trax Technology Ltd was an off-road vehicle development company which traded within the building. This company is no longer trading which brings this superb facility to the market. The building is offered on a vacant position basis. This modern building stands alone on the site. The warehouse is well finished throughout with an internal area of circa 490m². This multi-purpose property offers a variety of options for a potential purchaser. The building would be ideal for a local land owner who wishes to have estate offices or vehicle maintenance capabilities local to their estate.

There is trade equipment and general stock which can be purchased separately, details will be provided separately upon request.

REASON FOR SALE

The current owner suffers from ill health thus bringing this desirable property with some trade content to the market.



LOCATION

The unit is situated between Pittentrail and Lairg on the A839 within the community of Lairg with a population of circa 900. The villages of Lairg, 1.6 miles away, and Pittentrail, 9 miles away, both have train stations, convenience stores and car garages with fuel. Primary schooling is available in Lairg and secondary schooling in Golspie some 17 miles away. The renowned North Coast 500 route has certainly invigorated tourism in this part of the Highlands. Whilst being about 15 minutes off the main route the general area has enjoyed significantly increased levels of trade in recent years. Tain is the main centre of population locally with an excellent range of shops and services. The area has long been a mecca for the field sports enthusiast and with an abundance of lochs and rivers providing excellent salmon and trout fishing as well as shooting on the estates. As for tourist attractions, there are many places of interest to visit. A day trip to Orkney is within easy reach, as are numerous sites of archaeological interest. Dunrobin Castle (Golspie) and the Glenmorangie Distillery (Tain) are also within a short drive. Excellent golf courses at Dornoch, Brora and Tain provide a test to golfers of all abilities. The area has a large number of golden sandy beaches plus a great many other visitor attractions. Golspie is the home of the most northern UK outdoor karting track. It has a great reputation, with some junior drivers making it onto the big stage of F1.

THE PROPERTY - WAREHOUSE

A modern industrial unit constructed by way of a steel portal frame, a level insulated concrete floor, insulated profile metal clad walls and roof. The building has an internal area of approximately 490m² with 3.5m clear height access doors on the east elevation. There are insulated external panels mounted over a manually operated steel roller shutter door, increasing the comfort within the space during the winter months. The rear of the property has a workshop and central area which is suitable for vehicle maintenance. Within the centre of the workshop area there is a two-post vehicle lift with telescopic arms. Around the perimeter there are works stations and separate work offices. Over the work stations material storage has been provided at 1st floor level. Materials are lifted up to the 1st floor by a forklift, which is included within the sale.

The front / south two thirds of the building are set out to cellular offices, staff facilities, electrical work stations and stores over both floors. An internal staircase is located about half way back on the west side. This building is ideally suited to a business which requires office accommodation, work areas and storage.

SERVICES

The subjects benefit from a 125 Amp, 3ph electrical supply, private water and septic tank drainage. Heating is provided by Economy 7 to the offices and LPG blower to the workshop. The LPG tanks sit to the east of the site; the Autogas tank is separate from the forklift tank and are blower to avoid confusion. Telecommunications are cellular via a cell tower within sight of the property to the south.

EXTERNAL AREAS

The storage unit and separate shipping container sit on plot of around 0.43 acres. Access to the unit is up a shared drive with a house located to the west among the trees. The area around the existing store has a level hardcore finish, stepped level finish on the east, beyond this the ground is rough grass.

DEVELOPMENT OPPORTUNITY

This attractive sale presents a number of opportunities to develop the current business further and the current owner had considered 3 options to extend the current unit. He has indicative pricing for those options and further information can be made available to the buyer on request.





TITLE NUMBER

The property has a title number of STH3773.

WEBSITE

A website is not included within the sale.

EPC RATING

The EPC rating for the office building 'TBC'.

RATES

The industrial unit has a rateable value £10,000 as at April 2017, property reference number 02/07/014402/8, and may benefit from rates relief under the Small Business Bonus Scheme for eligible owners. The proposed 2023 rates value is currently £10,750.

PLANS

Indicative layout plans are available upon request from ASG Commercial Ltd.

PRICE

Offers over £295,000 are invited for the freehold interest complete and trade contents (according to inventory). Stock at valuation.

DIRECTIONS

See location maps. what3words reference is [///bulges.lakeside.nowadays](https://www.what3words.com/)

FINANCE & LEGAL SERVICES

ASG Commercial Limited is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and license transfers.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Limited, 17 Kenneth Street, Inverness, IV3 5NR

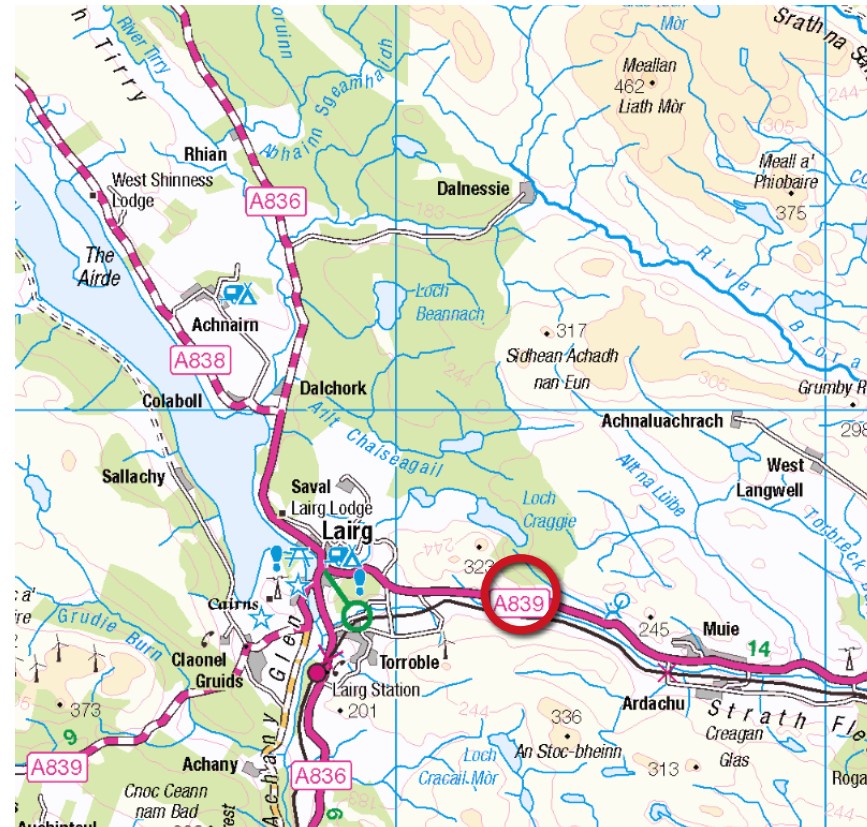
Tel: 01463 714757 (5 lines)

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Limited with whom purchasers should register their interest if they wish to be advised of a closing date.



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