



Offers Over
£535,000
(Freehold)

Somerdale Shop and Flat,
Great North Road, Muir Of Ord, IV6 7TP





Retail unit with opportunity to serve the local community

Prime roadside trading location on the NC500

Attractive adjoining spacious 5-bedroom owner's accommodation with private entrance

Blank canvas with opportunity to develop

Sizable retail unit extending to around 250m²



DESCRIPTION

Somerdale Shop and Flat is a convenient village amenity perfectly positioned in a prominent trading location on the A862 in Muir of Ord. Located centrally in the town, this substantial property comprises a sound retail unit (which previously operated as a grocery store) together with a lovely adjoining 5-bedroom flat. Ideally situated on the north coast 500 route, the premises historically enjoyed a steady footfall all year round. Whilst recently utilised as a grocery shop, the unit offers the opportunity of a variety of retail purposes.

The owner's accommodation has huge potential with a private entrance and parking. The property offers a spacious well designed fitted kitchen / dining room and attractive lounge on the ground floor with 5 good sized bedrooms, a shower room and a bathroom on the upper floor. The living accommodation is attractive and tastefully finished, offering a great family home with the opportunity to further enhance the space should a new purchaser wish to put their stamp on it.



TRADE

Somerdale Shop traded successfully as Highland Grocers for many years and now comes to the market with vacant possession. There is a significant level of shelving available together with a number of chilled display cabinets. It should be noted that the owners disconnected the power and therefore it is not clear whether these are operational.

OPENING HOURS

The shop is currently closed.

LOCATION

The village of Muir of Ord is situated near the western boundary of the Black Isle, 13.5 miles West of Inverness, and 6 miles south of Dingwall. Muir of Ord is well served by both bus and train. Whilst the business is likely to be frequented by locals primarily, it is ideally located on the North Coast 500 Tourist Route therefore enhancing the possibility of a significant level of passing trade. Muir of Ord is a vibrant and growing village currently with a population of circa 3000 but a much larger catchment area for business purposes. This charming village has a good range of facilities and shops. Other local amenities include the village hall and Muir of Ord Golf Club. The Golf Club is a typical heathland and moorland course partly laid out by James Braid, dating back to 1875; there are a number of other top-quality courses in the area.

The region is a popular tourist destination with many B&B / holiday let businesses. Activities within the immediate area include walking, fishing and nature watching. Loch Ness and Urquhart Castle are only a short drive away and the West Coast is a 40-minute drive. Inverness-shire with its many attractions including Inverness Castle, Culloden Battlefield, Fort George and Cawdor Castle are all within easy reach. There are a number of distilleries within the vicinity, including the Glen Ord Distillery only a short distance from the property which has a visitor centre providing guided tours. Locally, The Black Isle Agricultural Show and Belladrum Music festival are both normally held each August which brings an abundance of visitors to the area to the benefit of all local businesses.

A full range of facilities including schools, hospital, social and welfare services are located both in Inverness and Dingwall. Inverness Airport is situated about 20 miles away and there is a train station in Muir of Ord giving access to the North and West plus regular services to Inverness.







REASON FOR SALE

The present owners have owned the shop since 2007, although the shop has not traded in recent years due to the owner's health. It is now their intention to sell their home and business in order to benefit both themselves and the local community.

THE PROPERTY

The property is two-storey red stone building with slate roof. The premises comprises the shop at the front with the flat to the rear and the first floor above the shop. The entrance to the shop is located centrally and accessed directly from the pavement, where the main sales area is entered. To the rear left hand corner of the shop is the access to the store, staff welfare and office. Above the shop entrance door is a full width sign, with lights above. This facility provides great exposure to attract passing trade into the shop.

The entrance to the flat is located behind the shop from the generous hard finished parking area.

There are significant areas of PV panels which are clearly evident on satellite imagery, since the power is disconnected, we are unable to confirm the condition of these panels. We understand that these are currently isolated, but would feed into the shop power distribution. It is also understood that there is no feed in tariff available on this installation.

THE SHOP

The shop premises is generally well maintained with a prominent signed frontage. There is road side parking available in front of the building as well as the public car park across the street. Constructed of lovely red stone, the property has a pitched slate roof over the front of the building. The premises enjoys an exceptional level of storage. To the rear the store rooms are single storey with flat roofs. These comprise of a long narrow corridor store, with 2 lockable rooms to the rear and 2 interconnected single garages. Floor / wall mounted timber shelves line most to the walls. The ideal layout means stock can be taken directly into the storage area, without passing through the main sales area.





OWNERS ACCOMMODATION

The owners' accommodation is constructed of block and render and located to the rear and above the shop. This accommodation benefits from a private entrance with private parking. The main building has been extended in the past – part of the extension is two storey and the other part single storey. On the ground floor the property comprises a lovely large fitted kitchen / diner with access to the rear private garden area, lounge which over looks the private garden area, and entrance lobby from the drive. A wooden stair with attractive carpet pads takes you to the first floor sleeping accommodation. In the extensions above the lounge there is a double bedroom and separate shower room. Within the existing building there is 4 further spacious double bedrooms and bathroom.

GROUNDS

There is a significant asphalt – finished area for off road parking to the rear and side of the shop. To the extreme rear of the title is a double garage which is dry and well aired. To the south side behind the shop storage is a further open store area. In between these areas is a paved area with a previously utilised based for a shed.

Behind the lounge and kitchen is an enclosed private area, this comprise direct access via a paved path into the shop and a raised area where the owners can enjoy outdoor activities which is finished in non-block, with some planning around the perimeter. This is a very attractive and tranquil space.

SERVICES

The property benefits from mains electricity, water supply and drainage. The heating is provided by oil boiler located in the shop. The shop does not currently have a live electrical connection.

ACCOUNTS

Non trading.

PLAN

A location plan and ground floor internal plan are available from the selling agents.

EPC RATING

The EPC rating of the Shop Unit is TBC and the Flat is TBC.







PRICE

Offers over £535,000 are invited for the freehold interest complete with remaining trade contents (according to inventory).

DIRECTIONS

See map Insert. What3word reference is ///unwraps.ready.glassware

WEBSITE

Somerdale Shop (previously Highland Grocers) has no website.

TITLE NUMBER

Somerdale Shop and Flat has a title number of ROS8282.

BUSINESS RATES / COUNCIL TAX

The trading elements attract a business rate of £8,000 (as at April 2023) – Ref no. 03/08/064210/0 which should allow the owners to benefit from 100% discount under the Small Business Rates Relief scheme resulting in a liability of £0 where eligible. The owners' accommodation attracts a Council Tax banding of 'E'.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

VIEWING

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

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

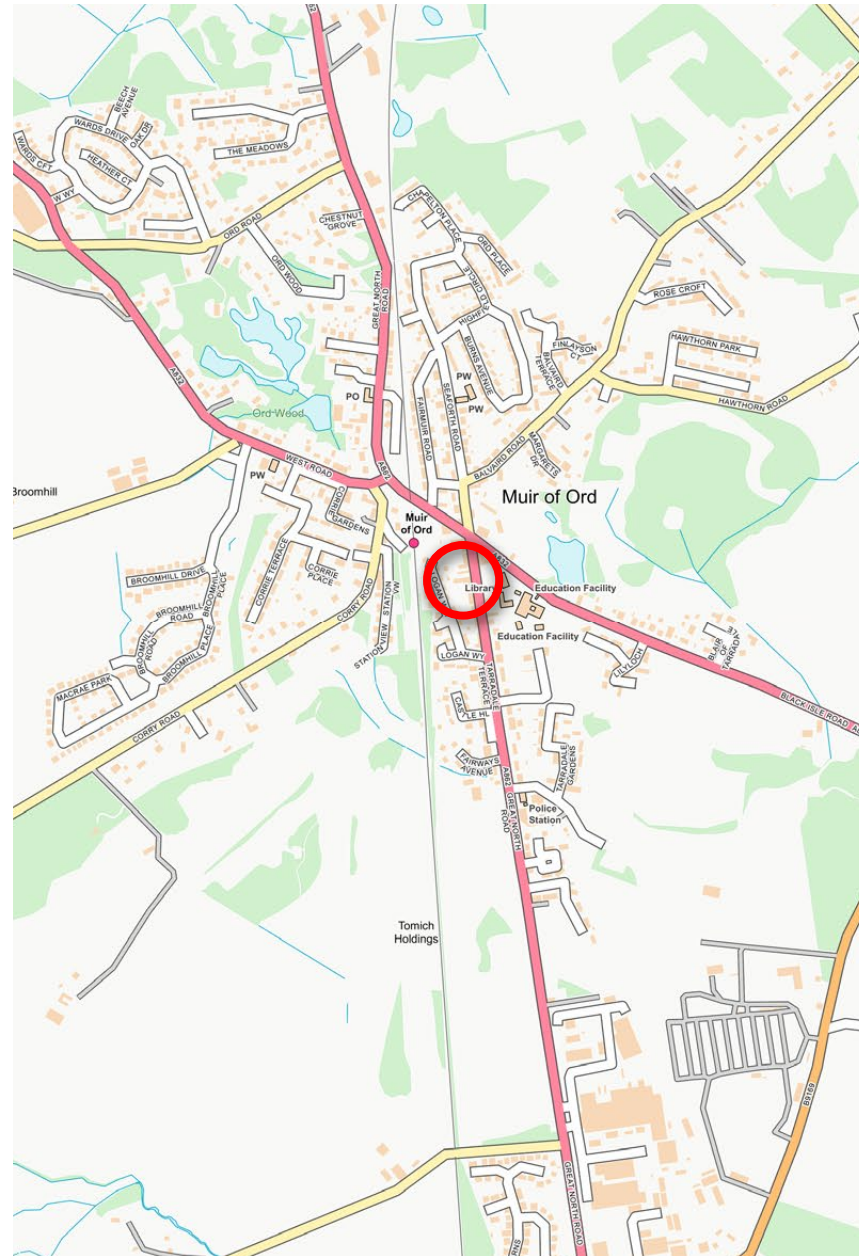
T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

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



**HOTELS
GUESTHOUSES
LICENSED
RETAIL
OFFICES
INDUSTRIAL
UNITS**

**17 Kenneth
Street
Inverness
IV3 5NR**

Telephone
01463 714757



www.bedandbreakfastsales.co.uk