



Offers Over
£199,000
(Freehold)

Strath Stores,
Strath Square, Gairloch, IV21 2BZ





Attractive retail unit,
trading area extending
to around 146m²

Conveniently located in the
middle of Stath, Gairloch

Prominent frontage with
large display window

Opportunity for high-
profile signage, ideal for
tenant branding options

Private parking on site
with free public parking
across the road



DESCRIPTION

Strath Stores, Gairloch is a ground floor trading unit benefitting from storage and staff welfare on the 1st floor. Historically the 1st floor was used as the owners' accommodation, comprising a lounge, kitchen, shower room and 3 bedrooms. The retail unit is being sold with vacant possession.

In recent years the unit has traded as a general grocery store, serving the significant local community and local caravan park. Being located on the main road through Strath and having the benefit of parking, the unit is ideally located to attract passing trade. The recent tenant, Morrison's Daily, bought the business as part of the McColls rescue purchase, however this particular store did not sit well within the scope of their standard business model, so the decision to stop trading was made. The unit would ideally lend itself to an owner operator.

Though the photos show shelving, these will be removed by the previous tenant allowing a blank canvas for the new owner. A Lease option maybe available.



REASON FOR SALE

The vendors have owned Strath Stores, Gairloch for many years, operating it as an investment. During this time, they have rented the unit out to reputable tenants. It is their desire to retire as landlords of this unit, given they are located remotely, that brings this well-appointed retail unit to the market.

LOCATION

The west coast of Scotland is known for its mild climate and the unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle. The surrounds of Gairloch and nearby countryside which include the Torridon Mountains, offer some of the finest field sports in Scotland, particularly for trout / salmon fishing and deer stalking. The coast is famous for its sailing, while inland, mountains and moorlands offer spectacular scenery, hill walking and climbing. Nearby is the National Trust for Scotland Inverewe Gardens, a 50 acre garden of specimen plants. The stunning coastline with sheltered sandy beaches and island views, plus spectacular countryside and rugged mountains are a major draw to visitors, making the area highly popular with those seeking a relaxing holiday in the Scottish Highlands.

Strath lies centrally to the townships of Gairloch, Mial, Smithtown, and Lonemore on the B8021, along the north shore of Loch Gairloch. The B8021 runs through Strath, passing the front door of the unit, to Melvaig, passing Sands and Gairloch Caravan Parks and other small township enroute. The local area has a museum, coffee shops, a local medical practise, a pharmacy, a police station and primary and secondary education. The community is friendly and welcoming. Further shops and amenities are available in Ullapool and Dingwall. Inverness, just over an hour away, has all the facilities of a major city including its airport with regular flights to the south and Europe.

The Gairloch area is a well-known tourist destination in its own right with its unspoilt coastline and stunning views over to Skye. Its rugged shoreline and beautiful sandy beaches appeal to a wide range of tourists and sporting individuals. The idyllic setting of this popular coastal village is also a popular location to set up home with its small and vibrant community; its population sits at around 1000. Gairloch has a strong sense of community, with schools, golf course and community facilities. Charleston, close by to the south, has an art gallery, hardware store and an Inn. The North West Coast of Scotland attracts a large number of visitors to the area with its enchanting scenery and abundance of wildlife. The region has in recent times benefitted from the new North Coast 500 route which is drawing in new visitors to the area. Many holiday makers take advantage of the challenging hills and loch walks in the region, other capitalise on the excellent river and sea fishing. The more sedate sightseer may visit the many places of historic and cultural interest. Many tourists undertaking a touring holiday of the West Coast often stay over in Gairloch for a few nights prior to heading north to Ullapool.





THE PROPERTY

Strath Stores, Gairloch is of traditional construction, finished with white painted roughcast render with a slate roof over. Over the years various extensions have been added to the original building. These extensions are largely roofed with grey metal profile. The location is such that signage mounted onto the building will be highly visible to passing trade.

The entrance door is glazed with windows on both sides. Once within the unit there are 4 distinct areas, due to the configuration of the building. There are 3 display / sales areas and a back of house area, historically used as a prep area to the rear. Currently there is WC, welfare, small office / storage on the 1st floor. The unit has a total area of about 227m² of which 146m² is sales. Access to the 1st floor room, is via an internal stair. The windowed frontage allows for flexible merchandising and branding with ample space for signage both above, and on, the window.

The 1st floor was historically used as a flat. The new owners may wish to reinstate this feature and would need to satisfy themselves that this was possible under the current regulations.

SERVICES

The unit benefits from mains electricity, Comms and water and drainage.

PRICE

Offers over £199,000 are invited for the freehold interest. Though the vendor's preference is to sell they may consider a lease or a lease to buy option. Lease outline heads of terms are available from ASG Commercial.

EPC RATING

This property has an Energy Performance Rating of 'G'.

TITLE NUMBER

The property has a title number of ROS1089.

DIRECTIONS

See map insert. What3words reference is ///discussed.appraised.waxer.

RATES / COUNCIL TAX

The property has a business Rateable Value of £7,500; reference number 03/03/033900/9 (April 2023). The unit benefit from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £nil for eligible businesses.

PLANS

Indicative title and floor plans are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

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

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

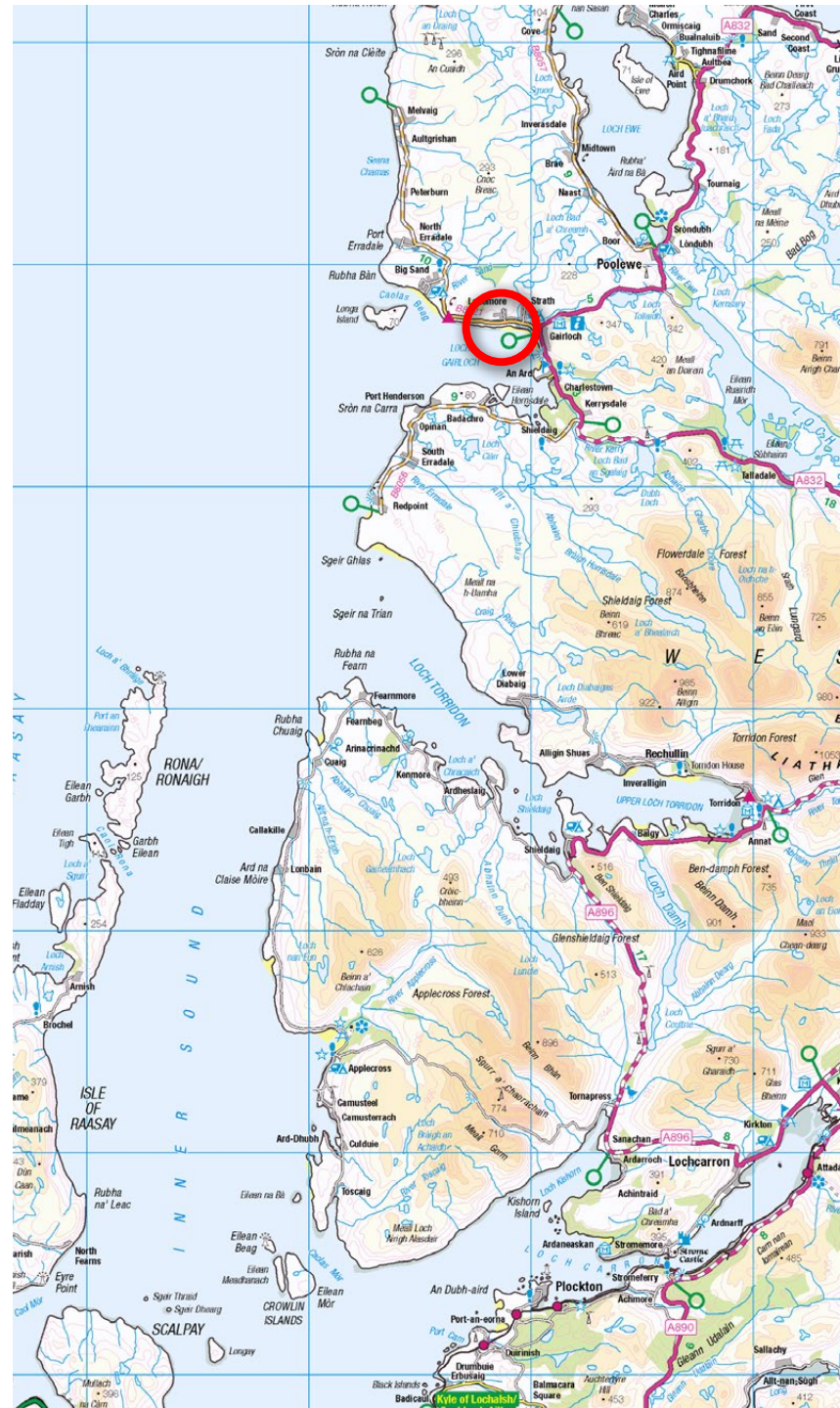
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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