



Offers Over
£70,000
(Freehold)

Retail Unit Opportunity,
10 High Street, Alness, IV17 0PS





Attractive retail unit
extending to around 62m²

Conveniently located close
to great parking and located
on Alness High Street

Prominent frontage with
large display window

Great areas for high-
profile signage, ideal for
tenant branding options

Option to purchase together
with adjoining property





DESCRIPTION

10 High Street, Alness is a ground floor trading unit within an attractive traditional stone 2 storey property. The property is now vacant. The owners are also selling the adjoining, 8 High Street Alness, and both properties are available to purchase together for an asking price of offers over £132,000 should that be desired.

The unit has independent street level access to the internal trading aspects and benefits from well-appointed welfare / storage areas located to the rear. The property is being sold with vacant possession.

REASON FOR SALE

The vendors have owned 10 High Street, Alness for several years, initially operating their own retail business and latterly renting the unit out to reputable tenants. It is their desire to retire as landlords that brings this well-appointed retail unit to the market.

LOCATION

The town of Alness is set immediately adjacent to the busy A9; the arterial route from Inverness to Thurso. The units are conveniently located, with some

on street parking, located close to the local public car park and to the Averon Centre. Nearby there is a good range of shops and restaurants etc. Alness is well served with facilities and services for visitors and residents alike. A carefully selected retail sales outlet type could do well in this location.

The recent creation of the Inverness and Cromarty Green Freeport is intended to greatly benefit all businesses in the area as time goes on, making now the time to buy a business in the area. The town is centrally located for exploring the wider Highland area, taking in its many attractions. Inverness, Culloden Battlefield and Loch Ness are all within a day-trip distance. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife. Within the Cromarty Firth seals are readily observed and, in the Moray Firth, dolphins are a great attraction. For the dedicated golfer there are a number of outstanding quality golf courses within the immediate area, the most famous being Royal Dornoch. Castles, Potteries and distilleries offer the more leisurely tourist ample places of culture, interest and history to visit. Alness is set withing an excellent geographic location and is an ideal base from which visitors can continue their odyssey of Sutherland, Caithness and the West Coast.

THE PROPERTY

10 High Street, Alness is part of an attractive sandstone building beneficially located between the local parking and the bulk of the High Street. The inviting entrance doors are largely glazed with large picture window frontage, thus enjoying natural lighting and a clear line of sight from the pavement. In addition to the shop retail area there is a WC, welfare and store area, all located to the rear of the retail space. The retail area extends to about 62m² and offers an excellent flexible space. The property is located on the ground floor only. The windowed frontage allows for flexible merchandising and branding with ample space for signage both above, and on, the window.

DEVELOPMENT OPPORTUNITY

A purchase of both 8 and 10 High Street, Alness is available. Should this be pursued, there could be potential to develop and upgrade the existing 2 units into a larger single unit suitable for retail, catering, office or social activity, subject to relevant planning consents. The purchaser may wish to consider residential development, subject to relevant planning consent. The purchaser would be responsible for getting the necessary consents.

SERVICES

The unit benefits from mains electricity, water and drainage.

PRICE

Offers over £70,000 are invited for the freehold interest. If purchased together, offers over £132,000 are invited for 8&10 High Street, Alness.

EPC RATING

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

TITLE NUMBER

The property has a title number of ROS28030. Please note that this title is shared with No. 8 High Street, Alness. Should the properties be purchased separately, the owners will arrange for the title to be split.

DIRECTIONS

See map insert. What3words reference is [///kindest.revisit.ballpoint](https://www.what3words.com/uk/kindest.revisit.ballpoint)



RATES / COUNCIL TAX

The property has a business Rateable Value of £5,500 reference number 03/22/032600/4 (April 2023) and benefits from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £zero 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

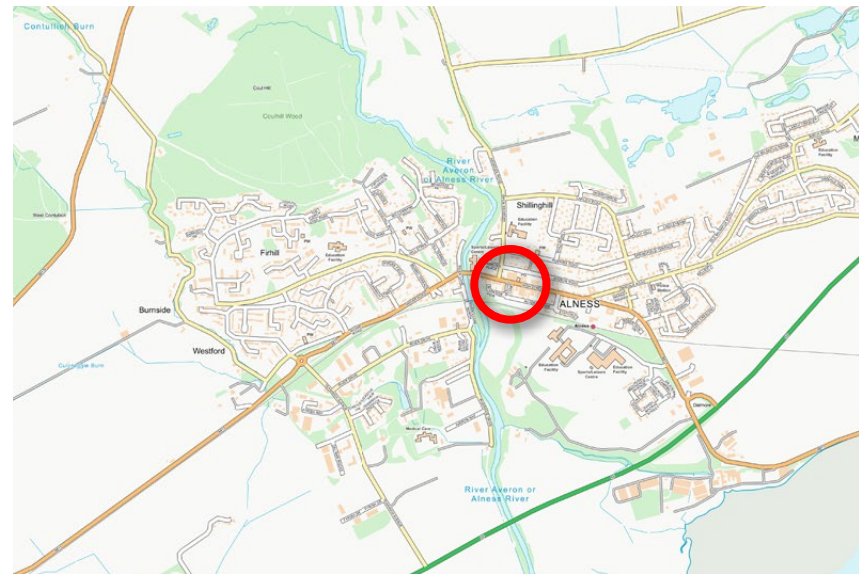
Tel: 01463 714757 (5 Lines)

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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