

Unit 1B, Pairc nan Craobh, Broadford, Isle of Skye, IV49 9AP
Offers Over £170,000

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Unit 1B, Parc Nan Craobh offers the unique opportunity to purchase a substantial business premises located in a busy industrial estate in Broadford.

- Commercial Premises
- Close to Village

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band Not Specified

Property Description

Unit 1B, Parc Nan Craobh offers the unique opportunity to purchase a substantial business premises located in a busy industrial estate in Broadford.

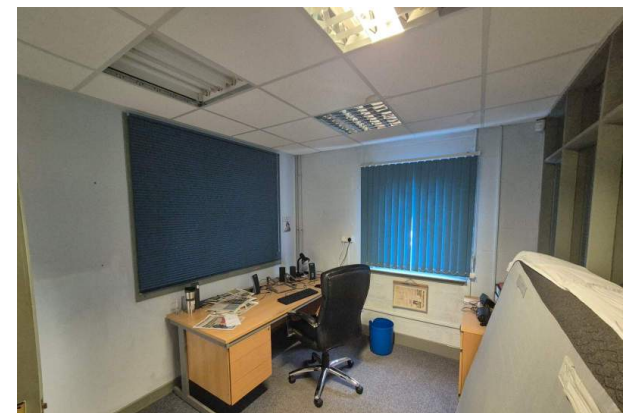
The premises has previously been utilised as office space, however, offers the potential for a variety of uses subject to the necessary planning or change of use consent. Unit 1B is conveniently located close to the village centre of Broadford and extends to approximately 138 square metres.

The generous accommodation within is set out over one level and comprises an entrance vestibule with store cupboard, open plan main office, 4 smaller offices, kitchen area, toilets and storage. There is also a large loft space providing additional storage space. The property further benefits from double glazing, LPG central heating and ample power and telephone sockets throughout.

Externally, the premises are set on approximately 0.2 acres of land, or thereby (to be confirmed by title deed) with ample parking provided to the front and side of the building.

Viewing is highly recommended to fully appreciate the size and potential the premises has to offer.

All office furniture and storage containers may be available by separate negotiation.



Entrance Vestibule (5' 10.87" x 4' 11.06") or (1.80m x 1.50m)

Bright entrance vestibule with large store cupboard housing the consumer unit, etc. Glazed UPVC main door. Carpeted. Painted. Access to main office.

Main Office (29' 6.33" x 29' 6.33") or (9.00m x 9.00m)

Open plan main office with ample space for office desks and equipment. Windows to front and rear. Access to four smaller, private offices and kitchen area. Carpeted. Painted.

Office A (11' 7.76" x 10' 11.5") or (3.55m x 3.34m)

Office with windows to front and side. Carpeted. Painted. Window to adjoining office.

Office B (11' 7.76" x 8' 10.69") or (3.55m x 2.71m)

Office with window to side and into each adjoining office. Carpeted. Painted.

Office C (8' 1.64" x 8' 10.69") or (2.48m x 2.71m)

Office with window to rear. also window to adjoining office and main office. Carpeted. Painted.

Kitchen (11' 1.86" x 6' 3.59") or (3.40m x 1.92m)

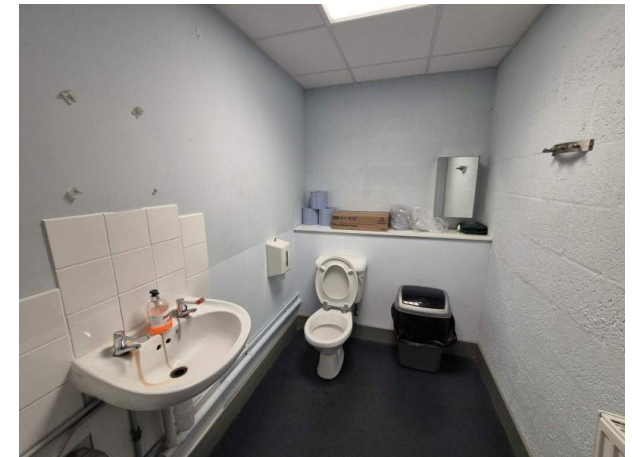
Kitchen area with stainless steel sink and drainer. Floor and wall units. Window to rear. Vinyl flooring. Painted. Access to toilets.

Toilet (8' 0.85" x 5' 4.96") or (2.46m x 1.65m)

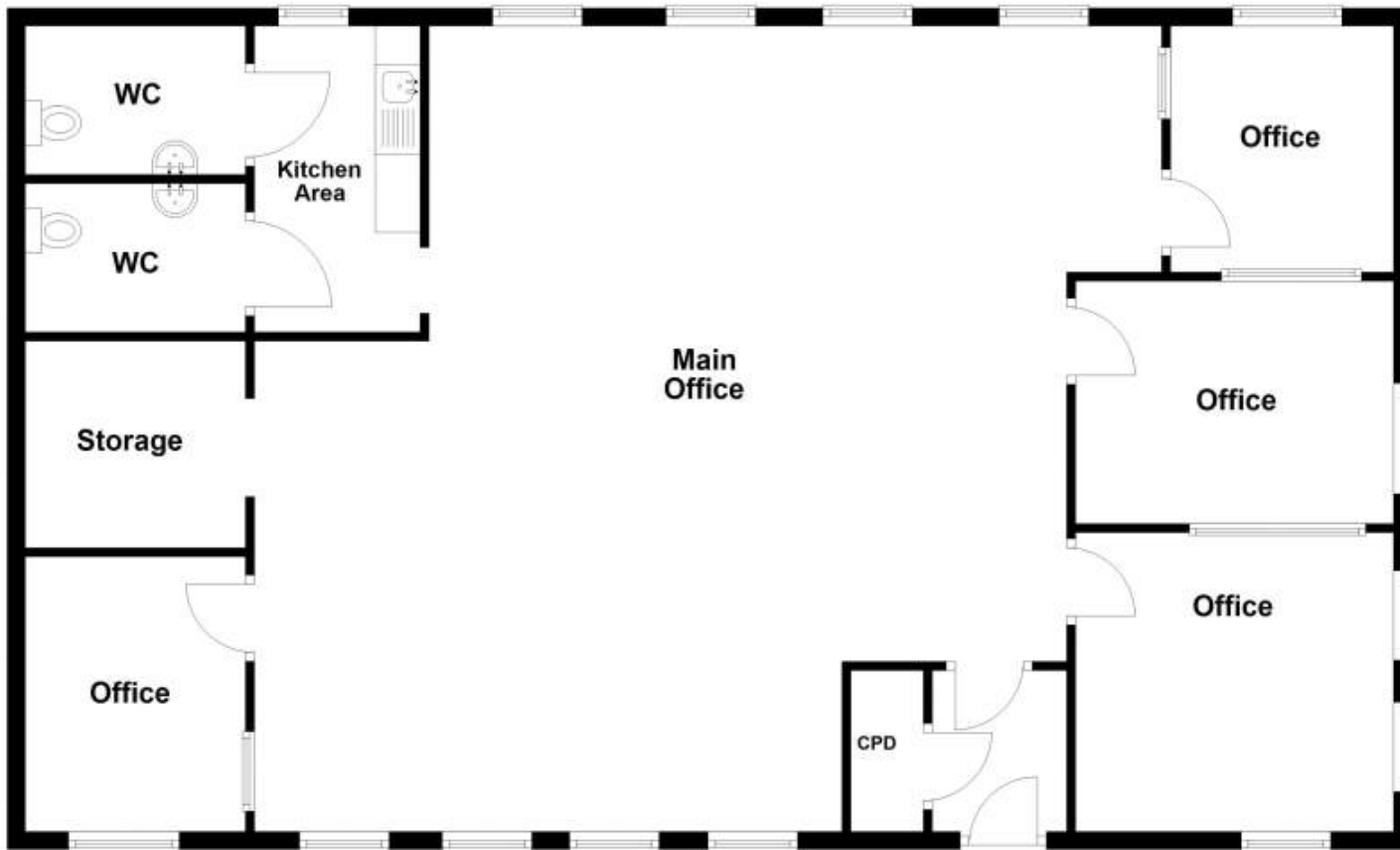
Two equal sized toilets comprising of W.C. and wash hand basin. Vinyl floor. Painted. Extractor fan.

Office D (8' 2.82" x 10' 0.08") or (2.51m x 3.05m)

Office with window to front and into main office. Carpeted. Painted.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.