

TO LET

WORKSHOP / OFFICE

POPULAR HARBOUR
TOWN OF NAIRN

PROMINENT GLAZED FRONTAGE

AVAILABLE AS A WHOLE OR
MAY SUB-DIVIDE TO 2 UNITS

FLOOR AREA
FROM: 111 M² (1,198 FT²)
TO: 247 M² (2,661 FT²)

QUALIFIES FOR
100% RATES RELIEF

MAY SUIT OTHER USES, STP

RENT FROM £8,000 PER ANNUM

EARLY ENTRY AVAILABLE



WHAT 3 WORDS

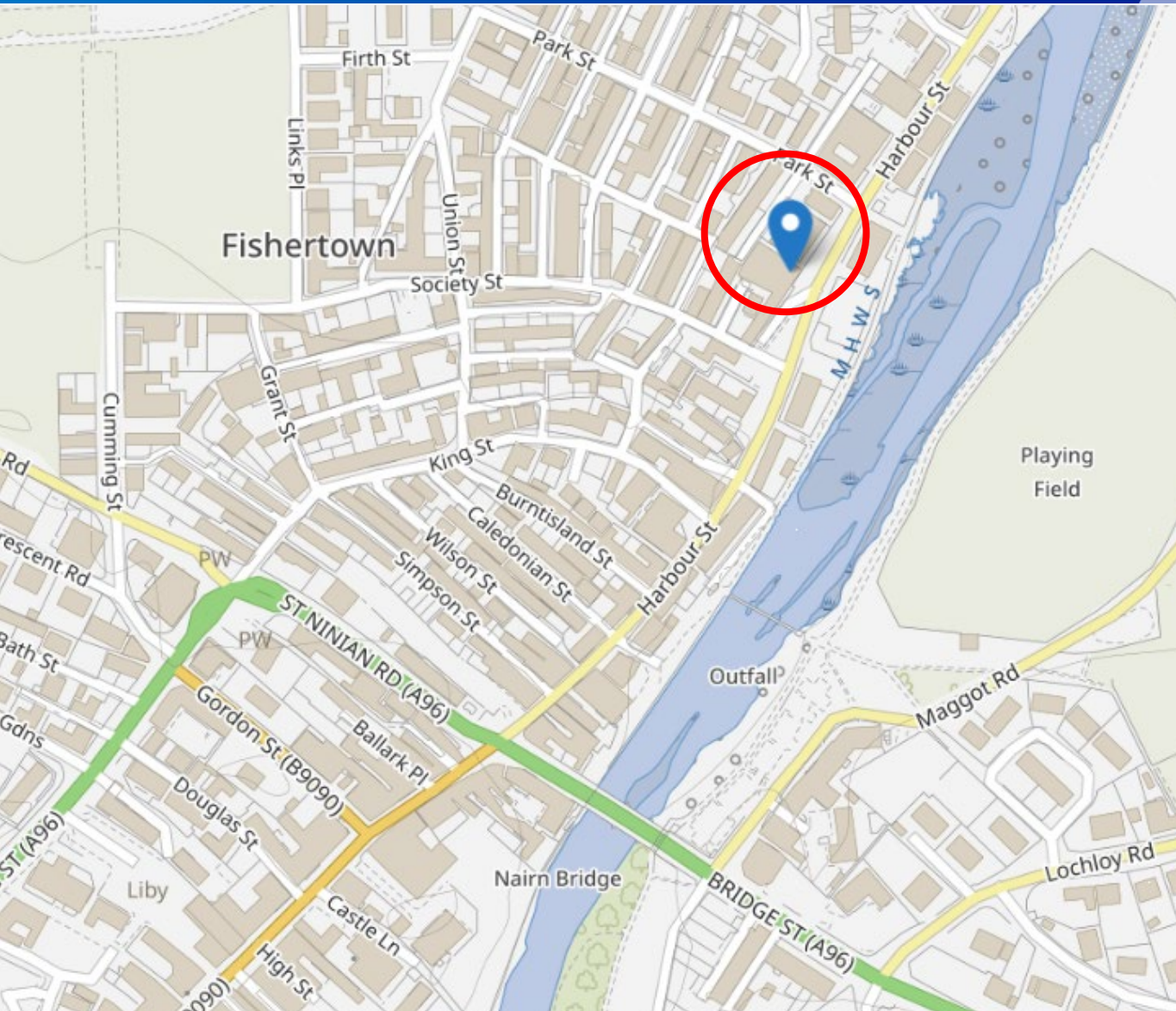


VIDEO TOUR

90 HARBOUR STREET, NAIRN, IV12 4PG

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LOCATION

Nairn enjoys a superb setting on the Moray Firth. Historically it was the “county” town and principal administrative and service centre for Nairnshire. The town’s maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal. Nairn boasts a wide range of amenities including a good range of shops, supermarkets and restaurants. Other facilities include both primary and secondary schools, a swimming pool, a museum, a marina and two championship golf courses.

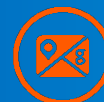
The town has grown over recent years and is popular with commuters to Inverness and Elgin. It sits approximately 17 miles to the north-east of Inverness, the capital and main administrative centre for the Highlands & Islands and 22 miles to the west of Elgin, the main centre for Moray.

Dalcross Airport lies approximately 9 miles south-west of the town. The Airport provides daily flights within the UK and also to some European destinations. Nairn is served by a bus station and benefits from a regular bus timetable as well as a railway station on the main Aberdeen to Inverness railway line.

By road, Nairn is on the A96 trunk route connecting Inverness, Elgin and Aberdeen, 68 miles to the southeast. The A96 passes directly through Nairn town centre. Nairn High Street is the town’s principal shopping and footfall thoroughfare and supports a good blend of both local and national operators.

The subject property occupies a prominent location within the historic Fishertown area of Nairn lying on the west side of Harbour Street in a mainly residential area comprising a range of traditional buildings. Harbour Street connects directly to both St Ninian Road (A96) and Nairn High Street (B9090).

Neighbouring commercial properties to the subjects include In Stitches dressmakers, Grace Lily Lingerie Ltd, the Nairn Seaman’s Victoria Hall, the Brackla Hotel and Jacko’s bar/restaurant.





DESCRIPTION

The property comprises a single storey semi-detached building of rendered stonework construction with a section of pointed stonework to the rear. The roof is of a timber pitched design clad with slates. The building is accessed via double part glazed timber pedestrian doors set to the left of a centrally set attractive double-glazed frontage. There is a secondary entrance comprising double timber doors towards the rear of the property accessed via a pathway on its northmost elevation.

Internally the space has most recently been operated as a printing workshop and comprises a reception/office, main open plan workshop with offices, storage areas and staff ancillary facilities to the rear. There is a small attic space also to the rear suitable for storage accessed via a pull-down folding timber loft ladder. Plasterboard walls and ceilings are fitted throughout. The floor is of solid concrete construction currently overlaid with a mix of vinyl, tiles and carpeting. Heating is via electric storage heaters.

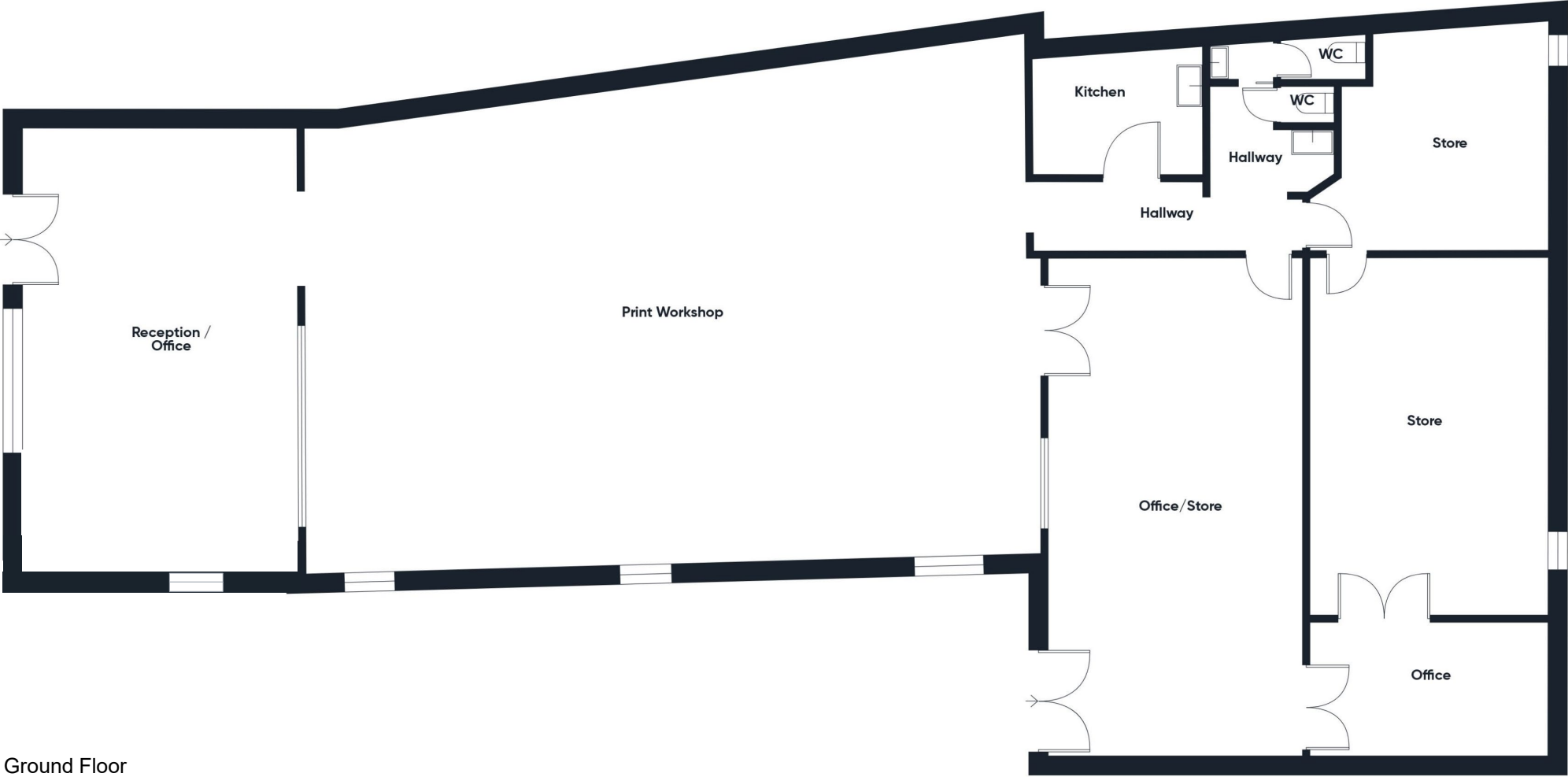
The reception area benefits from natural light through the double-glazed frontage, Timber framed windows are fitted throughout and there is a range of sky lights fitted within the workshop and rear stores. Artificial light is provided via a mixture of fluorescent strips and pendants. There is car parking to the front of the building on Wellington Square/Harbour Street and further parking nearby.

FLOOR AREA

The whole property extends to a total ground floor area of approximately 247 m² (2,661 ft²).

PLANNING

Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution) within the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property sits within the Nairn Fishertown Conservation Area. The property has most recently been operated as a printing workshop. It may suit various other uses subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.



Ground Floor





RATEABLE VALUE

The whole property is currently listed on the Scottish Assessor's portal as follows:-

Workshop (Commercial) – NAV/RV: £10,900.

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Details area available on request.

LEASE TERMS

The property is available "To Let" as a whole on Full Repairing and Insuring lease terms for a period to be agreed. A rent of £18,000 per annum, exclusive of VAT is sought.

Alternatively, our client may consider potential sub-division of the whole space to provide 2 self-contained units with their own independent access doors. Rents sought for each unit are detailed below:-

Unit	Floor Area	Rent Per Annum
Unit 1	136 m ² (1,463 ft ²)	£12,000
Unit 2	111 m ² (1,198 ft ²)	£8,000

ENTRY

Early entry is available.

VAT

The property is not elected for the purposes of VAT.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The incoming tenant will be responsible for LBTT, Registration Dues and any VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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