



## Industrial Premises With Development Land, Fishery Pier, Kyle of Lochalsh IV40 8AJ

- Prominently Located Within Kyle Harbour Area Adjacent to Railway Station.
- Former Seafood Processing Premises.
- Undeveloped Land Measuring: 0.24 Acres / 0.09 Hectares Included.
- Industrial Buildings Totalling 8,206 Sq Ft. / 762.32 Sq M.





## LOCATION

The subjects are prominently located within the Fishery Pier area of the village of Kyle Of Lochalsh. Fishery Pier is the main industrial area in the village and benefits from direct access to both main piers that serve the village. The port is constantly busy with a mix of vessels making use of the harbour area. The railway station sits on one of these piers in close proximity to the site boundary.

Kyle of Lochalsh is located on the west coast of the Scottish Highlands approximately 78 miles west of Inverness via the A82 and A87 trunk roads. It also acts as the mainland gateway to the Isle of Skye. The village benefits from regular bus and railway services to Inverness. The village benefits from a small range of amenities and is generally busy with high numbers of visitors passing through on their way to the Isle of Skye, particularly in summer months.

## DESCRIPTION

The subjects comprise a former seafood processing factory with ancillary development land. The factory comprises three connected buildings making up a single overall complex. This includes a relatively modern two storey warehouse building in addition to two original buildings.

## ACCOMMODATION

The subject's buildings on site extend to the approximate Gross Internal Area of 762 sq. m. / 8,206 sq. ft.

The overall site area is 0.83 Acres / 0.33 Hectares. Of this approximately 0.24 Acres / 0.09 Hectares is cleared and awaiting development. Please note part of the site is subject to a right of access to the benefit of Scottish Water.

Further details of this can be provided upon request.

## SERVICES

The subjects are understood to be served by mains water and electricity whilst drainage is to the public sewer.

## TENURE

Subjects are held on the basis of a ground lease from Highland Council. The current ground rent is £2,700 per annum with the lease expiring on the 1st December 2087.

## ASKING PRICE

On Application

## LETTING ENQUIRIES

Enquiries in to letting the subjects (in whole or in part) will be considered on a case-by-case basis.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration be applicable then the purchaser will be liable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

On application.

To arrange a viewing please contact:



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