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**COMMERCIAL PROPERTY**



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BELOW VALUE



123-125 High Street, NAIRN, IV12 4DB

Offers Over £170,000

REF: 47191





# *description*

This sale represents a unique opportunity to purchase shop premises with a flat above in a superb location within the charming seaside town of Nairn.

The shop premise is situated in a prime position on the High Street with a double fronted window and has been extremely well refurbished and maintained by the present owners. The shop frontage is C-Listed although the flat above is not.

The shop premise was completely refitted in 2000 and has been fitted with automatic daylight compensating lighting, Cantel chrome display rail system, high quality security alarm system with smoke detectors and auto-dialler, hard and soft tag security tagging for stock. There is a fitted counter area, built in display cabinet, changing room and a store area to the rear.

The store room has been fitted with shelving and houses the CCTV security screen and controller for the six cameras, a fire escape to the side, kitchen area and cloakroom.

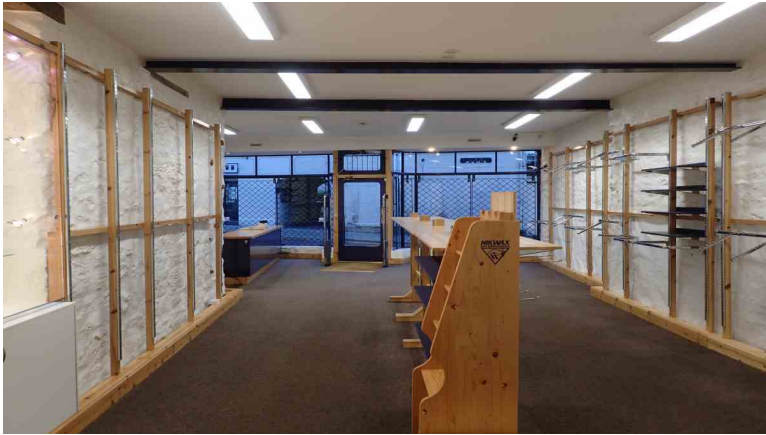
Rateable Value for the shop is £6750 effective from 1st April 2023.

The flat has an independent access to the rear of the shop premise. The external door giving access to an entrance vestibule which opens to a staircase to the upper landing which opens to the entrance hall and also a large built in storage cupboard providing excellent storage facilities. The entrance hall gives access to the loft space which has power and light and has been fully floored and lined; two built in cupboards with additional hanging space and additional built in cloak-cupboard; doors to the lounge, kitchen, bedrooms and box room. The lounge has a front aspect, the kitchen has been fitted with a good range of wall and base units and is well equipped. There are three bedrooms (with the cupboard of Bedroom 1 housing the Worcester Bosch Greenstar CDi combi boiler), a box room and a bathroom fitted with a pale grey three piece suite comprising of a WC, wash hand basin, bath and electric shower over the bath. There is also an outside store which provides excellent storage facilities for either the flat or the shop premise.

The seaside town of Nairn also provides excellent facilities all of which are within walking distance and include supermarket, restaurants, library and thriving High Street. The town also boasts a delightful beach, marina and championship golf course.

Both primary and secondary education are available within walking distance.

The property is within easy commuting distance of Inverness which offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail & air links to the South and beyond.



<b>Shop - Sales Area</b>	<b>11.05m x 6.65m (36'3 x 21'9)</b>
<b>Shop - Changing Room</b>	<b>1.27m x 1.00m (4'2 x 3'3)</b>
<b>Shop - Stock Room</b>	<b>4.50m x 3.44m (14'9 x 11'3)</b>
<b>Shop - Kitchen</b>	<b>1.82m x 1.30m (6'0 x 4'3)</b>
<b>Shop - WC</b>	<b>1.62m x 1.11m (5'3 x 3'8)</b>
<b>Shop - Outside Storeroom</b>	<b>3.50m x 1.00m (11'6 x 3'3)</b>
<b>Flat - Lounge</b>	<b>2.93m x 4.20m (9'6 x 13'9)</b>

<b>Flat - Kitchen</b>	<b>3.17m x 2.69m (10'5 x 8'9)</b>
<b>Flat - Bathroom</b>	<b>1.92m x 1.68m (6'3 x 5'6)</b>
<b>Flat - Bedroom One/Dining Room</b>	<b>2.70m x 3.23m (8'9 x 10'6)</b>
<b>Flat - Bedroom Two</b>	<b>3.08m x 2.16m (10'0 x 7'0)</b>
<b>Flat - Bedroom Three</b>	<b>1.90m x 4.16m (5'5 x 13'8)</b>
<b>Flat - Box Room/Study</b>	<b>1.44m x 2.00m (4'9 x 6'6)</b>
<b>Flat - Loft</b>	<b>6.50m x 2.85m (21'3 x 9'3)</b>





FLAT - LOUNGE



FLAT- BEDROOM 2



FLAT - BEDROOM 1



FLAT - KITCHEN



FLAT - BEDROOM 3



FLAT - BATHROOM





**General**

Shop Premise: The built in display cabinet and alarm system are included in the asking price. The counter area, till, security tagging, CCTV system and all shop fixtures and fittings can be made available by separate negotiation.

Flat: The electric hob and built in oven are included in the asking price.

**Services**

Mains water, drainage. electricity and gas. Telephone.

**Council Tax**

Council Tax Band C

**EPC Rating**

D

**Post Code**

IV12 4DB

**Entry**

By mutual agreement

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

KLA/JD/ROSS0396/0001

**Price**

Offers Over £170,000

**Directions**

From Inverness, take the A96 towards Nairn and when you come into the town of Nairn, you should go straight through the traffic lights and you will come to a small round about, take the third exit and then the next right onto the High Street. If you are thinking of selling your property, we offer a FREE Market Appraisal. Please call our Property Department on 01463 235559 for further details.

If you are thinking of selling your property, we offer a FREE Valuation.

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