

Morlich House, Grantown-on-Spey, PH26 3HG

This imposing and prominent Victorian building offers extensive office suites over three floors within large grounds including dedicated parking in an attractive, secure central location.

Located in a conservation area overlooking the Town Square, this substantial detached building has recently been refurbished to a high standard with full IT and communication networks installed throughout together with full fire & security systems.

The accommodation extends to approx. 405 sq. m / 4359 sq ft within well maintained grounds extending to approx. 0.25 acres / 0.10 Hectares.



C2



GROUND FLOOR: approx 159.95 sq m
FIRST FLOOR: approx 159.94 sq m
SECOND FLOOR: approx 85.83 sq m

Guide Price £495,000

STATION SQUARE GRAMPIAN ROAD
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Granttown-on-Spey, Highland, Scotland

Granttown-on-Spey is the capital town of Strathspey (population circa 3,000) and offers a range of local attractions including fishing, 18-hole golf course, excellent shopping facilities and the ever popular Malt Whisky Trail. The town is within the Cairngorms National Park and is 45 minutes, drive from Inverness and 1 hour drive from Dalcross Airport. This popular town has a growing population with a primary school, grammar school and an established cottage hospital / health centre. Aviemore with its main line railway station and A9 trunk road is only 15 miles south. Forres and Nairn on the Moray Coast are 21 miles north.

Location: PH263HG

Morlich House comprises a substantial, detached, Victorian traditional stone built property which occupies a prime location overlooking the town square in the centre of this popular holiday village. We understand the property was built in the late 1800s as the British Linen Bank. Currently this prominent building offers spacious office accommodation over three floors but maybe utilised for a range of alternative uses, subject to consent. The property is also within walking distance of all amenities with a good selection of cafés / restaurants, hotels and local shops all within a few minutes walk. The Cairngorms National Park Authority HQ is also located nearby on the The Town Square.

- Refurbished throughout with enhanced plumbing and wiring, the property is virtually walk in condition for a range of office or alternative uses.
- Upgraded IT trunking systems with Wi-Fi / fast broadband throughout enable this facility to provide virtual (Grade A) office space in a prime location.
- Enhanced Fire systems / doors / security systems, secondary lighting, toilets and kitchen facilities are distributed throughout the building.
- There is ground floor wheelchair accessible entrance and toilet to the rear.
- Oil central heating is installed with wall mounted panel radiators and towel rails.
- Lighting is provided by ceiling mounted fluorescent lighting with emergency secondary lighting.
- Secure extensive car parking is available off road.

The property presents a rare opportunity to purchase a prime commercial building with the potential to continue use as existing high quality offices or re-development (subject to planning) for various alternative uses including residential, hotel, hostel accommodation.

The office and ancillary accommodation extends to approx 405 sq m / 4359 sq ft over three floors.

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Entrance Vestibule

Large entrance vestibule into bright airy internal hallway direct from the attractive town square. Feature stairwell to all floors with separation fire doors and security system & emergency lighting installed. We understand the building has a current Fire Certificate but all purchasers are recommended to check this.

Ground Floor

Main entrance foyer direct from Town Square with period stairwell to all floors. The rear entrance is also wheelchair accessible.

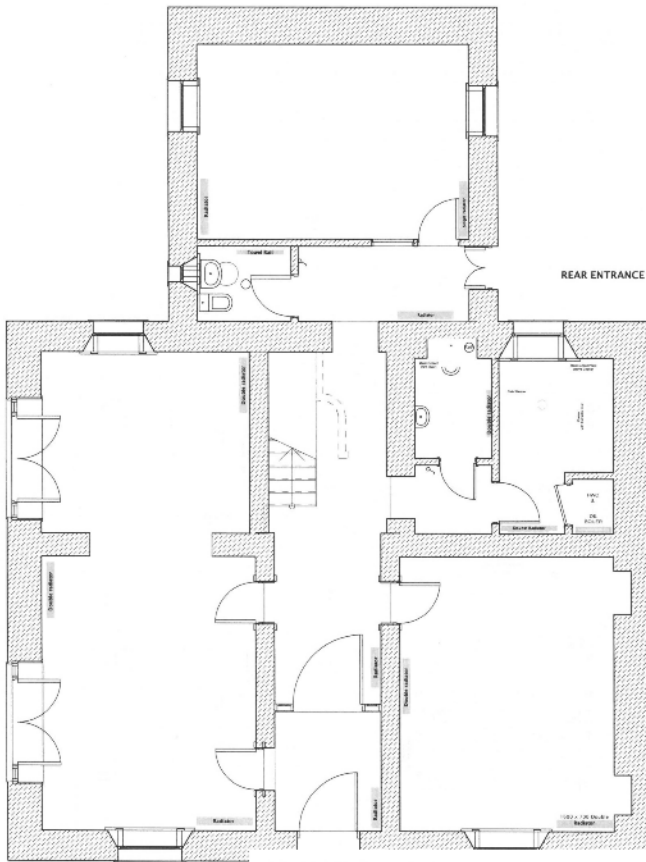
First Floor

Landing with stairwell to second floor with access via twin doors.

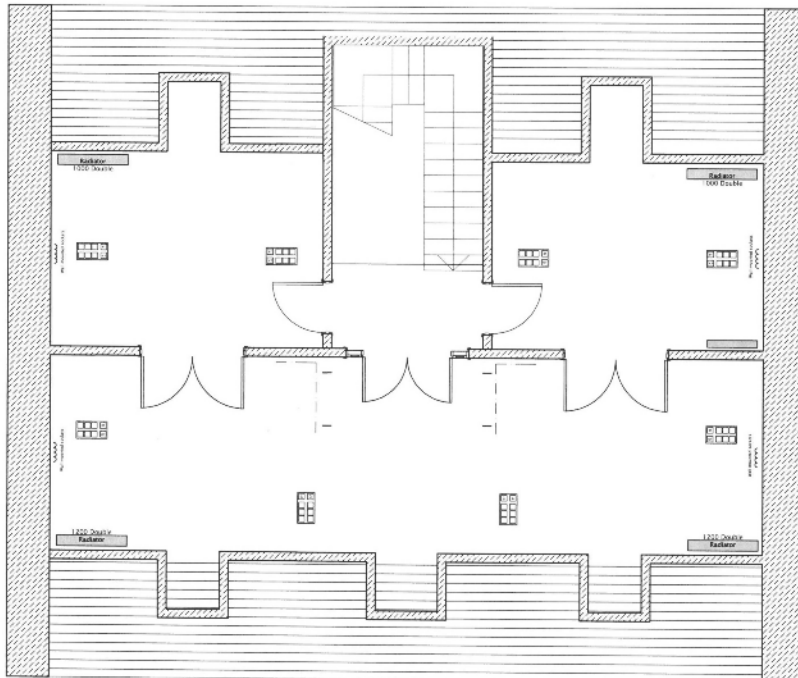
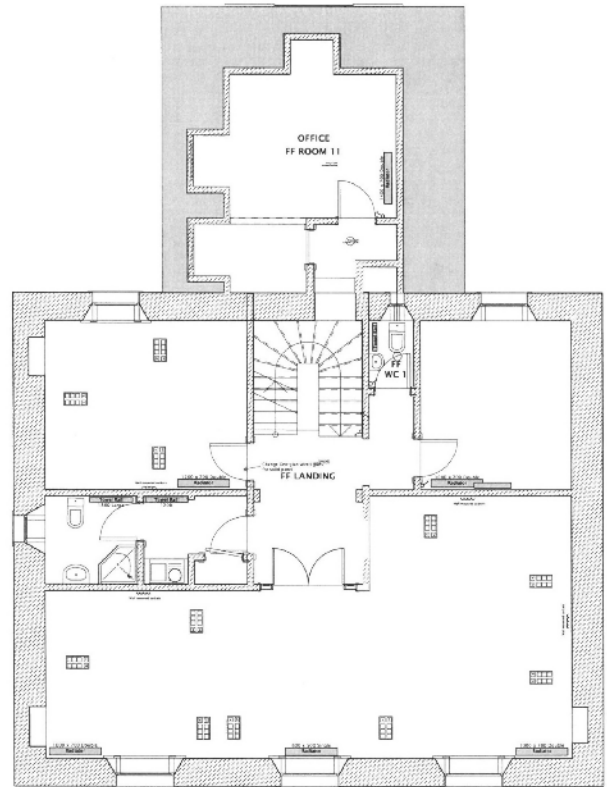
Second Floor

Landing with access to offices via twin doors.

Ground floor



First floor



Second floor

Services

The property is connected to mains supply water and electricity with drainage to the main sewer. Oil central heating. An integral telephone system and IT trunking system is installed into every office.

Grounds

The property occupies a level regularly shaped site extending to approximately 0.25 acres (0.10 hectares).

There is a secure off-road car parking area, and a dedicated garden/seating area laid to lawn. The neighbouring single storey building within the curtilage of the grounds is not included in the sale.

Planning

Morlich House is a category C listed building and is located within the Grantown-on-Spey Conservation area. Prospective purchasers should satisfy themselves in this regard by making their enquiries to the local Highland Council Planning Office.

Tenure

A guide price of £495,000 has been set for our clients Heritable Interest (equivalent of English Freehold) with the benefit of vacant possession.

Rateable Value

Currently the entire building is rated at a rateable value of £21,000 payable at approximately £10,450 per annum.

Commercial EPC

Band D (72). Certificate available on request.

Viewing

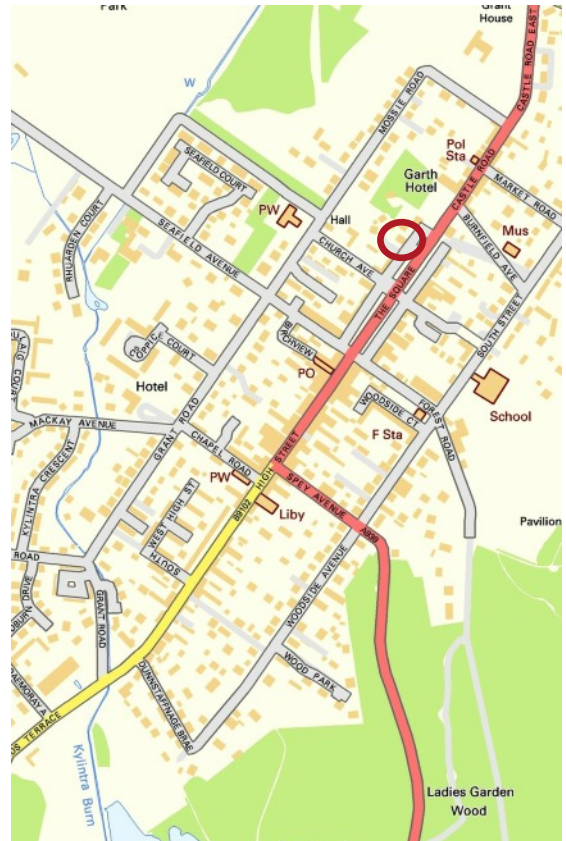
Strictly by appointment through Highland Property Services.

Date of entry

By agreement.

OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Any commercial information will only be released to the respective purchaser's solicitors / chartered accountants, subject to viewing the property and their solicitors note of interest.



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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