

DIMENSIONS, 17 LEOPOLD STREET, NAIRN IV12 4BE

Offers over £135,000



Two storey retail premises in a prominent Nairn town centre location for sale as a turnkey hair salon or alternatively with vacant possession and the opportunity for the purchaser to launch a new business. There is also the potential to convert the attractive property back to residential use subject to the necessary planning consent.

R&R Urquhart LLP

Located on a busy town centre street with a high footfall, this freehold commercial property presents on the ground floor a successful trading hairdressing salon established 29 years ago, along with a beauty salon on the first floor. The hairdressing salon can be sold as a turnkey business, or not, and the beauty salon will be vacant, in readiness for new trading.

The property has a very attractive frontage, built of stone and slate and has been beautifully maintained over the years by the present owner.

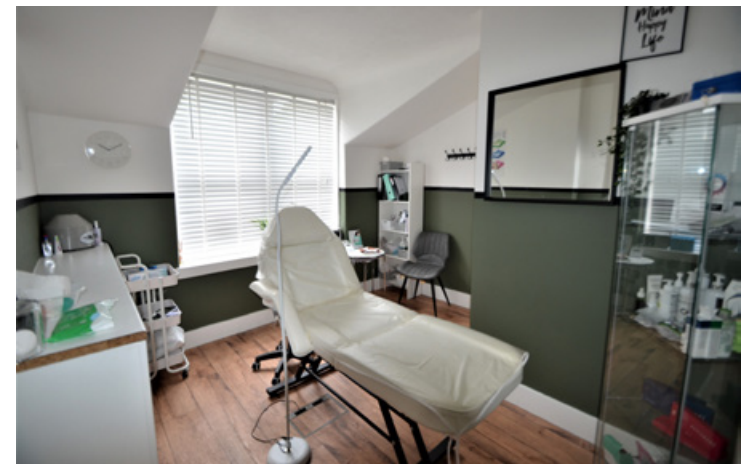
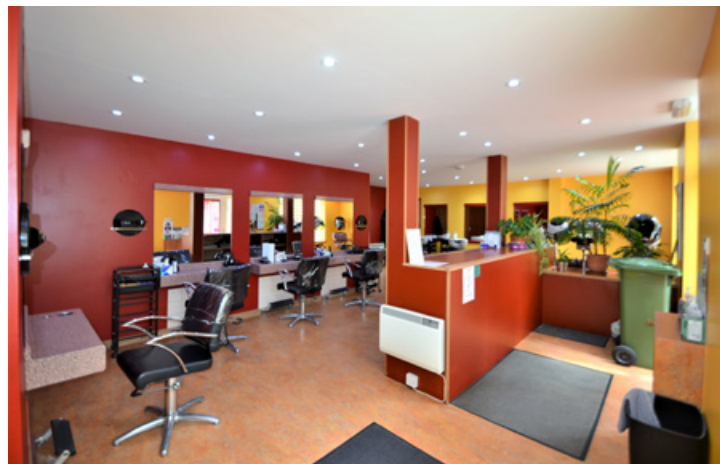
On the ground floor, the main area is extremely spacious and well-planned, providing a reception area, 4 styling stations and three wash stations in the current configuration.

There is also a convenient office off the salon, a walk-in store for holding stock, a kitchen area with stainless steel sink and over sink hot water heater and a cloakroom with WC and wash hand basin, again with an over sink hot water heater.

The first floor is independently accessed via stairs to the side of the ground floor premises, although only a partition wall impedes reinstating both floors back into one premises. The first floor comprises a main shop floor area with two treatment rooms and a cloakroom with WC and wash hand basin.

The history of the building is that it was once a residential two storey property and thus with the necessary planning consents, could potentially be reinstated to residential status. Another option could be a business on the ground floor with owner accommodation on the first floor.

There is generous on-street and public parking close-by.





Approx. Dimensions

Approx. Measurements Ground Floor

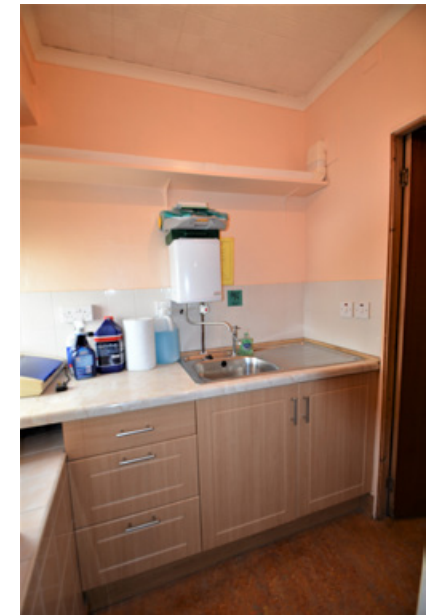
Main floor	8.12m x 4.50m x 6.57m
Office	3.03m x 1.65m
Kitchen	2.33m x 1.60m (at widest point)
Cloakroom	1.54m x 1.31m

Approx. Measurements First Floor

Main floor	4.45m x 5.02m
Room 1	3.46m x 3.05m
Room 2	3.26m x 3.23m
Cloakroom	2.13m x 1.24m

Extras Included

Heating	Electric storage and convection heaters
Double Glazing	uPVC double glazed
EPC Rating	Band G
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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