

1 HARBOUR STREET, NAIRN IV12 4NX

Offers Over £49,500



Retail unit for sale offering the option of flexible use and located in a busy and prominent position of Nairn.

R&R Urquhart LLP

Due to retirement this retail unit extending to approximately 50 square meters has become available to buy in the thriving seaside town of Nairn.

The business is being sold vacant, ready for the next owner to commence trading subject to any necessary consents from the Highland Council.

The property has traded for many years as a tattoo studio. However, is now a blank canvas having had new flooring laid and having been redecorated since the owner recently ceased trading. The premises would also serve well as an office unit.

Located on the edge of the traditional Fishertown area of Nairn and highly visible from the busy A96 Inverness to Aberdeen Road, the premises enjoys a busy site with good footfall and ample free parking opposite.



Nairn enjoys a busy trade all year round ranging from tourism, retail, bars, restaurants and commercial businesses.

The front of the shop is secured with double storm doors opening into a timber and glazed inside door. A large window to the front offers a generous display area.

The front shop extends to 6.70m x 2.80m at widest. The room to the rear which provides some storage unit, a stainless steel sink and a ceramic sink, measures 3.57m x 2.15 which includes the cloakroom/WC space of 1.49m x 1.00m. The heating is from an electric storage heater.

Heating	Electric storage
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.