

78 HIGH STREET, NAIRN IV12 4AU

Offers Over £95,000



Located in a prominent position on Nairn High Street, this attractive retail premises currently trades successfully as a jewellers. However, the shop will be sold unstocked and unfurnished, ready for the buyer to embark on a new business.

**R&R Urquhart LLP**





78 High Street presents a freehold commercial premises located on Nairn High Street where it enjoys high footfall. Nairn is a popular seaside town with a fast growing population, also attracting a large volume of visitors throughout the year, therefore benefitting from thriving business trade. The High Street benefits from a wide selection of independently owned shops, restaurants and cafes. There is also generous on-street and free public car parks close-by with regular bus and train links.

A huge appeal to a buyer will be the prominent and attractive frontage the premises offers, with excellent floor

to ceiling window displays available set in an attractive façade.

The shop benefits from easy access off the high street and the floor area extends to around 76 m<sup>2</sup>.

The front shop is well-proportioned and provides generous space for display cabinets, stock and a shop counter. There is ample power points and powerful lighting. The front window displays are large walk-in areas with locking doors for extra security.

To the rear is a small office and storage room. A staircase then leads to a kitchenette and cloakroom with WC and wash hand basin. There is a good deal of storage available via built-in cupboards and custom built shelving throughout.

The front of the shop benefits from 3 robust electric shutters, the shop is alarmed and the front window panes are of a heavier duty owing to the nature of the current business.



### Approx. Dimensions

Main shop floor	8.88m x 5.07m
Office	3.74m x 2.00m
Kitchenette	1.86m x 0.89m
Cloakroom	1.41m x 2.05m

### Extras Included

Fixtures and fittings excluding the chandelier in the shop front.

Heating	Electric convection heaters
EPC Rating	Band C
Gas	None
Electricity	Mains
Rates	Exempt under the Small Business Rates Relief Scheme
Water	Mains
Drainage	Mains
Telephone	Wired

The property is factored by Newton Properties based in Inverness. The factoring includes 3 commercial and 3 residential premises at a reasonable cost of presently £31.40 pcm. This includes building insurance and the management fee.

The gutters were cleared and cleaned in February 2023















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.