

RETAIL

- > GROUND FLOOR RETAIL UNIT
- > MAY SUIT RESIDENTIAL USE
- > EXTENDS TO 111 M² (1,195 FT²)
- > QUALIFIES FOR 100% RATES RELIEF
- > IMMEDIATE ENTRY AVAILABLE
- > OFFERS OVER £40,000 INVITED



FOR SALE

8 TRENTHAM STREET, HELMSDALE, KW8 6JD

CONTACT:

Linda Cameron: linda.cameron@shepherd.co.uk | **Neil Calder:** n.calder@shepherd.co.uk | **Rory Fraser:** r.fraser@shepherd.co.uk
Tel: 01463 712239



LOCATION

Helmsdale is a village on the east coast of Sutherland in the Highlands of Scotland some 68 miles north of Inverness the Capital and main centre for the region. The village has a fishing port at the estuary of the River Helmsdale and was once the home of one of the largest herring fleets in Europe. The river itself is well known for its fishing. The local population is estimated at 637 (2011 Census).

The village occupies a strategic location on the A9 trunk road at a junction with the A897 and has a railway station on the Far North Line. There are a number of independent retailers in the village together with a youth hostel, heritage centre, art gallery, an Inn and a number of hotels and guest houses. Helmsdale provides services for the immediate and wider communities.

The property occupies a central position within the village prominently situated on the corner of Trentham Street and Sutherland Street which connects directly to Stafford Street forming part of the main A9 trunk road. Surrounding properties are largely in residential use including the first floor above the subjects. There is on-street car parking.

DESCRIPTION

The premises provide a retail unit arranged over the ground floor of a 2-storey end of terrace building of masonry construction with painted roughcast finished walls under a pitched and slated roof. The shop has the benefit of large windows and return frontage to Sutherland Street. There is a single storey extension on the Sutherland Street elevation of the building comprising masonry walls under a pitched roof clad with asbestos cement tiles. There is also a garden area to the rear of the building.

The property has formerly traded as a convenience store with the accommodation currently providing a main open plan retail sales area with storage, an office, and staff welfare facilities.

FLOOR AREA

The internal floor area extends to approximately 111 m² (1,195 ft²).

BUSINESS RATES

Rateable Value: £3,600. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

Current EPC Rating: "G". The Certificate and Recommendations Report are available on request.

PLANNING

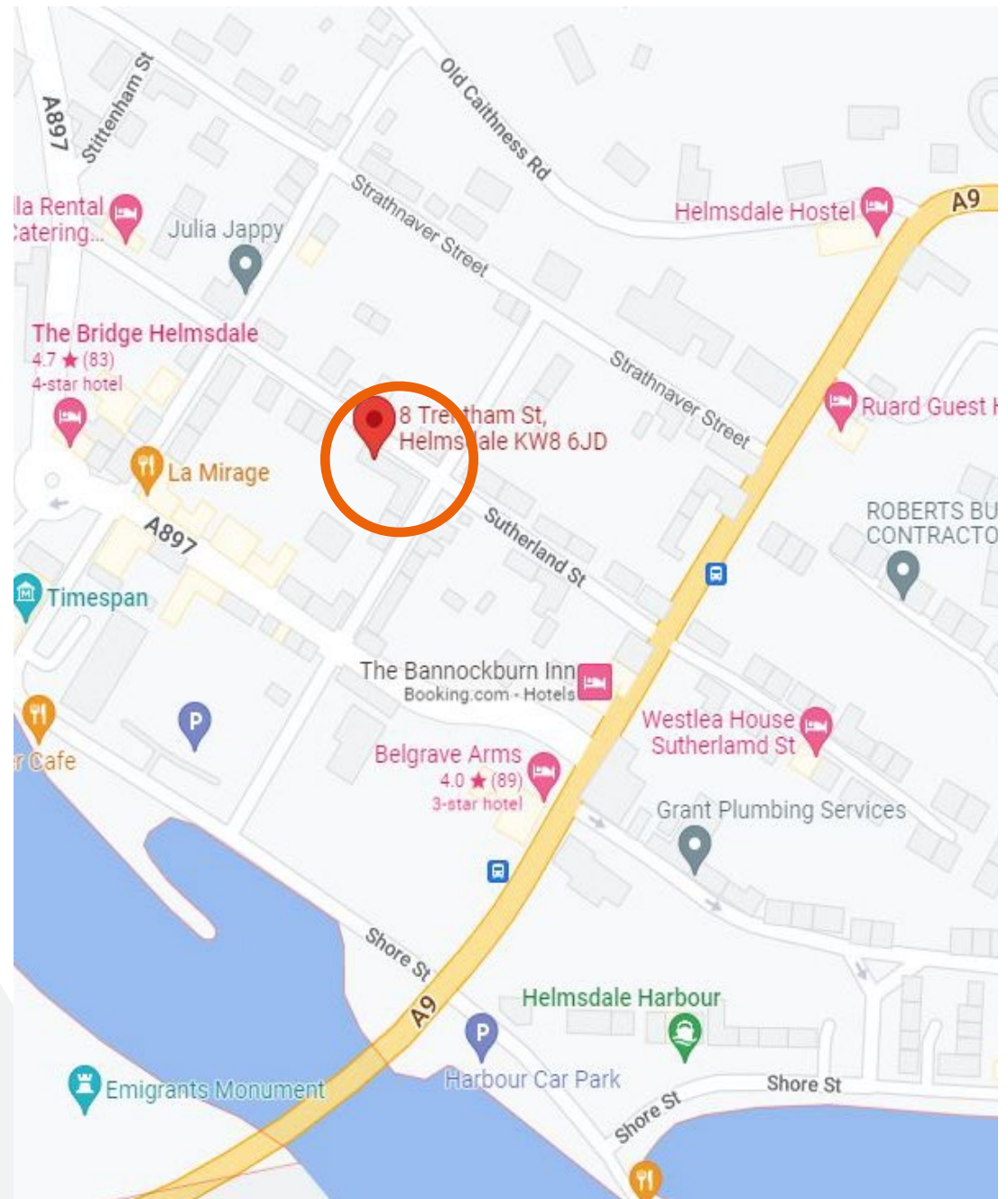
The property benefits from Class 1 (Shops) consent, however, it could lend itself to other uses such as residential use, subject to planning.

SALE PRICE

The property is available "For Sale" with the benefit of our client's heritable interest with vacant possession. **Offers over £40,000, exclusive of VAT are sought.**

LEGAL COSTS & VAT

In the normal manner, the purchaser will be responsible for their own legal costs, LBTT, Registration Dues and VAT thereon. All figures are quoted exclusive of VAT.









For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

Contact: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Rory Fraser: r.fraser@shepherd.co.uk | Tel: 01463 712239

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Publication Date: September 2022**