

4-6 COURTHOUSE LANE, NAIRN, IV12 4DP

FOR SALE / MAY LET



**OFFICE ACCOMMODATION /
REDEVELOPMENT OPPORTUNITY**

OFFERS INVITED

To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertysales

Location:

Nairn is a busy and vibrant historic town situated on the Moray Firth, approximately 19 miles east of Inverness city centre. Nairn benefits from excellent communication links, situated as it is on the A96 and in close proximity to Inverness International Airport. In addition to a resident population of approximately 10,000 people, the town is also a popular tourist destination and is renowned for its temperate climate, sandy beaches and championship golf courses.

The property is located on Courthouse Lane in close proximity to Nairn High Street with amenities and parking nearby.

Description:

The subjects comprise a blond sandstone, Grade B listed building extending to approximately 98 sq m or thereby, together with an area of ground to the front of the property as shaded blue on the plan below. The property has most recently been occupied by the Council as an office, although has also been used as a Police Station in the past. The property was originally built as a Free Church School in 1848.

**Asking Price:**

The subjects are offered for sale with offers invited for the heritable interest. Alternatively, the Council may consider rental offers for the property with offers in the region of £10,000 per annum sought.

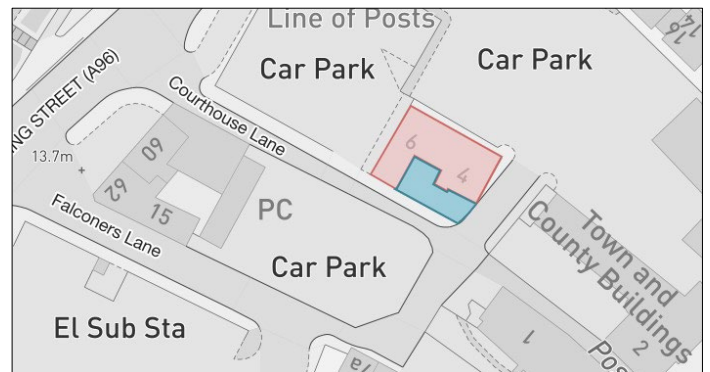
Rateable Value & Business Rates:

The site is understood to have a rateable value of £9,000.

The 2024/25 Annual Business Rate is 49.8p. If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption.

Layout / Site & Floor Area:

Ground Floor (NIA)	98.00 sq m (1,055 sq ft)
--------------------	--------------------------



Detailed floor plans available on request.

EPC Rating:
D

Date of Entry:
By arrangement.

Planning:

The property has most recently be used as an office within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, the property may be suitable for a variety of alternative uses, subject to planning. All interested parties are advised to make their own enquiries with the local planning office concerning any proposal for the site.

Viewing Arrangements:

Strictly by prior arrangement. Please use contact details to arrange a viewing.

Contact Details:

Please contact Matthew Johnstone by emailing matthew.johnstone@highland.gov.uk or telephoning 01463 702221.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.