

THE HIGHLAND COUNCIL Asset Management & Commercial Property Infrastructure and Environment Service Glenurquhart Road, Inverness IV3 5NX Email: matthew.johnstone@highland.gov.uk Telephone: (01463) 702221

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:

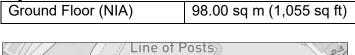
The subjects are offered for sale with offers invited for the heritable interest. Alternatively, the Council may consider rental offers for the property with offers in the region of $\pounds 10,000$ per annum sought.

Rateable Value & Business Rates:

The site is understood to have a rateable value of $\pounds 9,000$.

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:





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 <u>matthew.johnstone@highland.gov.uk</u> 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.

The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Infrastructure, Environment & Economy, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation – Jan 2025