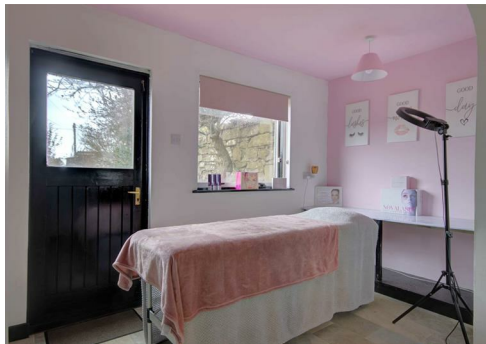




## Former Dental Surgery, Main Street, Golspie, Sutherland KW10 6RA

**Price Guide £60,000**

The opportunity to purchase this freehold property that is presently a retail unit on the main street in the coastal village of Golspie, a village on the east coast of Sutherland on the NC500 Tourist Route. With passing trade and a local community this is an ideal location for a small business. The village has local amenities and public transport links.





INTERNAL SPACE

Presently comprising a reception, two treatment rooms and a staff toilet (Internal space 31 sq m) There is the possibility of going up in to the attic as there would be magnificent views from the first floor out over the sea and there could be flexibility around the layout of the property. Appropriate planning consents from Highland Council Planning Department must be obtained for any alteration to the property.

PRIVATE GARDEN

At the rear of the property there is access to a private garden that backs onto the promenade at Golspie beach and is totally enclosed. This could make an outdoor eating area if the unit was to be a coffee shop or bistro.

POTENTIAL

The location and size of this property (31 sq metres) along with the outdoor space, opens up this property to many business ideas. There is the potential to extend into the attic or into the rear garden with the appropriate planning consents. If looking for a change of use then it is also essential to consult with the Highland Council for 'change of use' to residential or other.

HISTORY

The property was initially converted to a dentist surgery circa 1990's and then a hair salon for a few years and laterly a tanning salon.

LOCATION

Located on the Main Street in Golspie along the NC500 Tourist Route

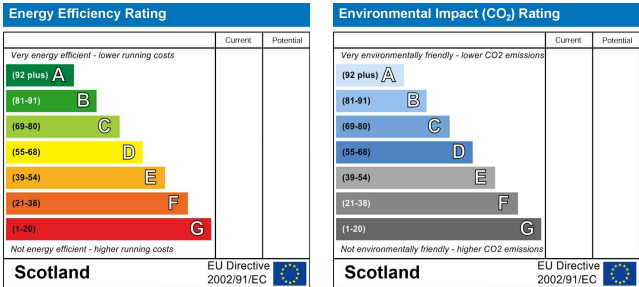
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Floor Plans

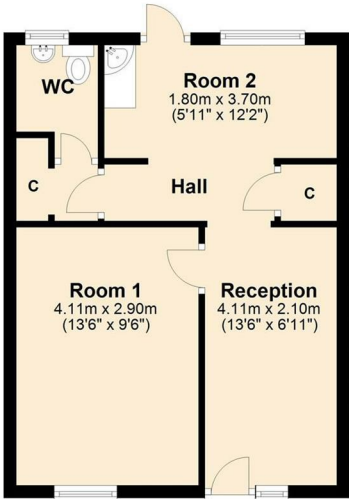
Area Map



Energy Efficiency Graph



Ground Floor



For illustrative purposes only.  
Produced by Monster Moves Ltd 2023  
Plan produced using PlanUp.

Former Dental Surgery, Golspie







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