



## 95 Main Street

Golspie, Sutherland KW10 6TG

Price Guide £60,000

### UNDER OFFER

An opportunity to purchase or lease a commercial property on the NC 500 Route. The premises have been recently used as an office building and historically as a retail outlet. The property has been divided into offices by partition walls and could be re-jigged after consultation with building control.



LOCATION

Located on the Main Street in Golspie along the NC500 Tourist Route and in the heart of this east coast seaside village. The property is in a busy village with lots of passing trade.

RECEPTION

Through the covered archway and into the reception room which has all other offices and rooms leading from it. An arched window looks onto the main street in Golspie The property presently has partition walls in place to create a further 3 offices and staff room A disabled access toilet is to the rear of the property.

OFFICE 1 15'1" x 11'5"

The largest of the offices with sockets lights and fitted carpet and an arched window.

OFFICE 2 7'6" x 12'5"

Office 2 is located at the rear of the property and has lights, sockets and fitted carpet.

OFFICE 3 4'7" x 7'6"

Office 3 is located to the front of the property and has a window looking on to the main street.

KITCHEN & STORE ROOM

A sink and worktop is in situ as this was previously used as the staff room and has an old entrance or fire escape.

TOILET

The toilet is suitable for disabled access with some minor adjustments.

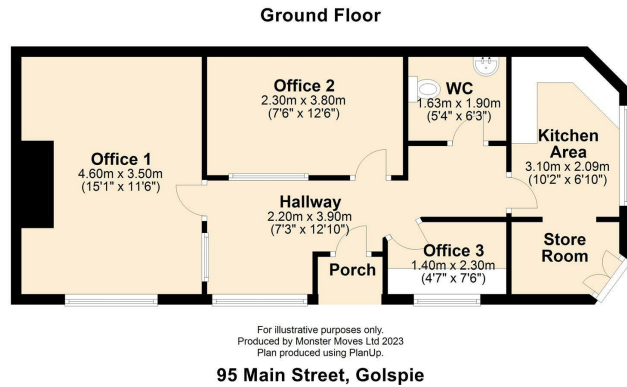
HISTORY

Dated 1867 Scottish Renaissance part of a 2-storey building, the property for sale (freehold) is the ground floor shop front with round-headed door and 2 similarly detailed shop windows to left, 1 flat-headed window right.

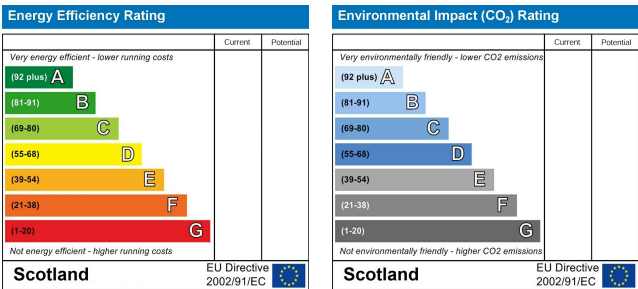
Area Map



Floor Plans



Energy Efficiency Graph









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