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Moray House, 16-18 Bank Street, INVERNESS IV1 1QY
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FOR SALE

FORMER CRAFT CENTRE/RETAIL UNIT + RESTAURANT



FORMER HOUSE OF BEAULY STORE
STATION ROAD
BEAULY
INVERNESS-SHIRE
IV4 7EH

To arrange a viewing or for further information, please contact the sole selling agents.

NIA: 1,343 m² (14,462 ft²)
Site Area: 0.67 hectares
(1.66 acres)

Contact:
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- Refurbishment/Redevelopment Potential
- Popular Tourist Destination
- Prominent Frontage onto A862

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 637300

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

Location

The former House of Beauty store occupies a prominent position at the southern entrance to the village of Beaulie close to the A862 road. Beaulie is the principal local centre for the western part of Inverness-shire and is a popular tourist destination. Inverness is approximately 12 miles to the east. The A862 road loops round the Beaulie Firth linking Inverness to Beaulie and heading north towards Muir of Ord and Dingwall. The village has a station on the main Inverness to Wick/Kyle of Lochalsh lines. It also benefits from a range of amenities including a primary school and a good selection of local shops. The village has a population of approximately 2,000 people.

Description

The subject property was officially opened by the Queen in 1981 as The Highland Craft Centre. The original business comprised the manufacture and sale of a wide range of local crafts and products. The business then evolved into the popular Made in Scotland store and focused on the sale of high quality Scottish Crafts and goods. Eventually this business evolved into House of Beauty with the addition of a food and drink sales area.

The property is laid out in a U-shaped footprint. The main pedestrian entrance is from the front where there is customer parking set within a pleasant landscaped environment fronting Station Road. The pedestrian entrance opens into the main ground floor retail area. Behind this is a gallery area at a reduced floor level. This is accessed down three steps or a disabled access ramp. There is also a stair giving access to the first floor sales area.



On the right hand side as you enter the building and to the front is a restaurant and kitchen area. There is potential for this to be expanded. There are male and female and disabled access toilets located close by. The northern wing of the property would have comprised the original production and warehouse area. Half of this has been converted to provide a food court. The front section benefits from laminate wood flooring and a mineral fibre tiled suspended ceiling incorporating lighting. Immediately behind the food court the remaining half of the warehouse is used for storage and distribution of goods. Access to the warehouse is via two roller shutter doors opening onto the side loading yard.

The southern wing of the property on the left as you enter comprises a retail sales area to the front with a series of offices and storage rooms as well as male and female toilets serviced along an access corridor. There is a rear staff entrance at the end. At first floor level there is a staff canteen and a number of further offices and storage rooms.

The property benefits from an oil fired heating system with additional heating provided by wall mounted storage heaters. There is a range of lighting throughout comprising a range of spot and fluorescent strip lighting some incorporated into suspended ceilings and others fixed to ceilings.

Externally the property benefits from customer parking along the front, side and rear elevations. These areas are laid in tarmac surrounded by pleasant landscaped areas. Running along the northern elevation the property benefits from a tarmac open loading yard area giving access to the kitchens and the rear warehouse. Access to this is via Priory Road.



Services

We understand the property is connected to mains electricity, water and sewage services. None of these have been tested by us. Interested parties should satisfy themselves on these points.

Accommodation

We calculate that the subject property has the following Net Internal Areas based on the RICS Code of Measuring Practice (6th Edition).

Description	Sq m	(Sq ft)
Ground Floor		
Main Shop	124.69	(1,342)
Gallery (reduced floor level)	94.56	(1,018)
Side Shop (left as you face the building)	101.54	(1,093)
Admin Offices	102.38	(1,102)
Restaurant	79.57	(856)
Kitchen	33.0	(356)
Food Shop	272.48	(2,933)
Warehouse	267.6	(2,880)
Ground Floor Total:	1,075.82	(11,580)
First Floor:	267.74	(2,882)
Total NIA:	1,343.56	(14,462)

Site Area

We estimate that the total site area extends to 0.67 Hectares (1.66 Acre). Please note that this is an approximate area only and has not been cross checked against the title plan.

Rating

The subject property is currently entered in the Valuation Roll with a Rateable Value of £65,000. The Uniform Business Rate for 2012/2013 Financial Year is 45 pence with a supplement of 0.8 pence for properties with a Rateable Value over £35,000.

Planning

The subject property is located within an area zoned for Business or Tourism use. Planning Consent was granted in June 2007 for Class 1 Retail Use.

The subject property offers potential for refurbishment or full redevelopment and may be suitable for a wide range of uses. Interested parties should contact The Highland Council with any planning queries.

Price

The outright ownership interest in the subject property including the surrounding car parking is available to purchase for a price of £350,000, exclusive of VAT.



Main Retail Area



Rear Warehouse

As the property is being sold as part of a liquidation the liquidator will offer no guarantees or warranties in connection with the property. Interested parties must be aware that they will be required to satisfy themselves on all aspects of the property as part of a purchase.

VAT & Stamp Duty

The subject property is elected for VAT and VAT will be payable on the purchase price. Any purchaser will be responsible for paying Stamp Duty applicable to the transaction as well as any recording dues that may apply.

Viewing & Further Information

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Food Court

November 2012

