

ON INSTRUCTION OF



- > FORMER POLICE STATION WITH DETACHED GARAGE
- > ATTRACTIVE LOCATION WITH ON-SITE CAR PARKING
- > FLOOR AREA: 267 M<sup>2</sup> (2,883 FT<sup>2</sup>)
- > RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > SITE AREA: 0.10 HECTARES (0.24 ACRES)

FOR SALE

**FORMER LAIRG POLICE STATION, MAIN STREET, LAIRG, IV27 4DB**

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**LOCATION**

The property is located within the scenic village of Lairg situated at the eastern end of Loch Shinn within the County of Sutherland. Lairg lies approximately 18 miles west of Golspie, 44 miles north east of Ullapool and 48 miles north of Inverness the main administrative centre for the Highlands. The property occupies a prominent location directly adjacent to Lairg Fire Station on Main Street where it connects with Davidson Terrace forming part of the main A839 running through the village.

**DESCRIPTION**

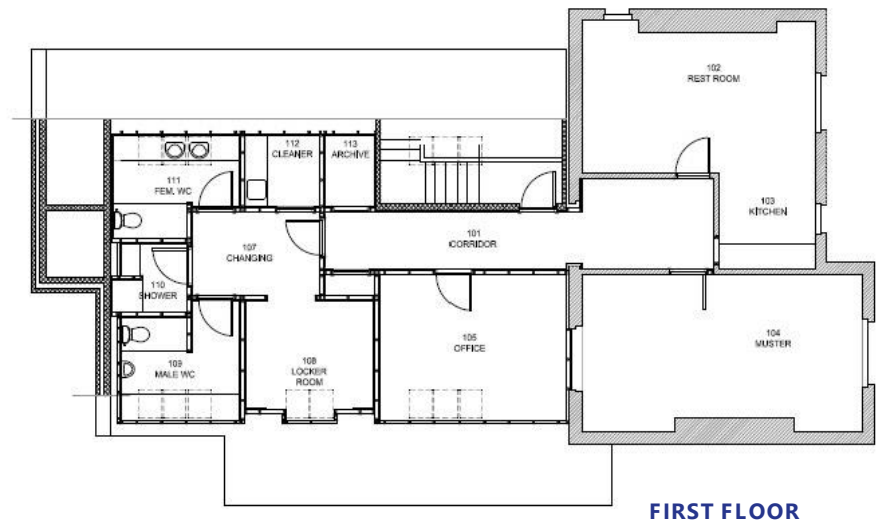
The property comprises an attractive detached 2-storey building of masonry construction under a pitched and slated roof with a rear projection also of masonry construction under a pitched and slated roof incorporating a number of Velux roof lights. A detached garage of similar construction with a vehicle access door is sited at the rear of the main building.

Internally the accommodation provides mainly cellular space across ground and first floors with staircase access to the first floor. The main entrance comprises a ramped access leading to an attractive timber glazed door set within sidelight panels. The property benefits from timber framed double glazed windows, electric central heating and fluorescent lighting throughout.

The building sits within a generally level rectangular shaped site bounded by a mix of stone walls, timber and metal fencing. The site which is part block paved provides car parking at the front, side and rear as well as further gravelled and grassed areas.

The site extends to a total area of approximately 0.10 Hectares (0.24 Acres).

**INDICATIVE FLOOR LAYOUT PLANS**



ACCOMMODATION	SqM	SqFt
GROUND FLOOR	153	1,651
FIRST FLOOR	114	1,232
<b>TOTAL:</b>	<b>267</b>	<b>2,883</b>
<b>GARAGE:</b>	<b>31</b>	<b>336</b>

**PLANNING**

The property comprises a former police station premises which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

**RATEABLE VALUE**

The property is listed in the current Valuation Roll as NAV/RV: £29,250.

**EPC**

EPC Rating of : "G".

**SALE PRICE**

The property is available "For Sale" with offers over £245,000, exclusive of VAT sought.

**VAT**

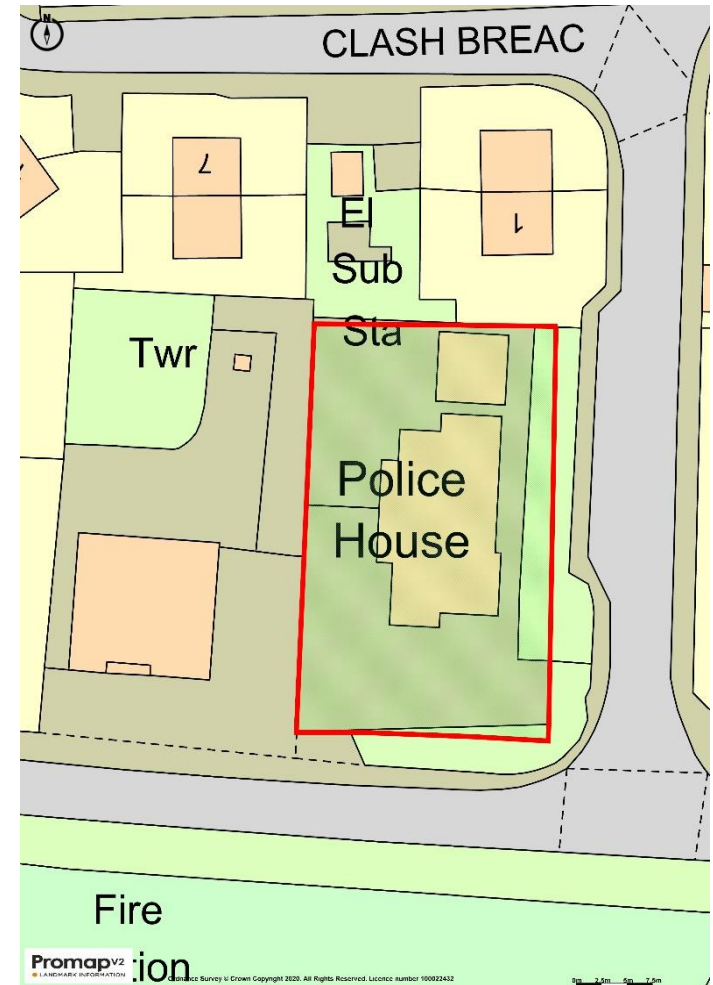
Prospective purchasers are to satisfy themselves independently as to the incidence of Value Added Tax.

**COSTS**

Each party will bear their own legal costs in connection with any transaction.. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



**INDICATIVE SITE PLAN**



**For further information or viewing arrangements please contact the sole agents:**

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