



# The Isle of Skye Estate Agency

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## The Lodge, Main Street, Kyle of Lochalsh, IV40 8AB.

Floor Space of Approx. 39.04 sq. metres

Offers a Variety of Options (Subject to Planning)

Central Location

Must Be Viewed

**Offers Over £75,000**

Kitchen Area, W.C. & Office Spaces

Walk-In Condition



## Details:

An exciting opportunity has arisen to purchase a highly desirable retail space situated in the heart of the popular village of Kyle of Lochalsh. The Lodge provides a variety of options and flexibility of use (subject to obtaining any necessary consents) with ample shop frontage to take full advantage of passing trade.

The subjects occupy the ground floor of an end of terrace solid stone building and comprises of: main area, rear treatment room, kitchen and W.C. It's prime location, nearby the A87, maximises the opportunity for passing trade and local custom. The layout lends itself well for a deceptively spacious retail premises but has historically been utilised as a residential dwelling and could therefore offer flexibility of use subject to obtaining any necessary consents.

The premises occupies a prominent trading position with a mix of retail and residential properties nearby and viewing is highly recommended to appreciate the business opportunity that is on offer.

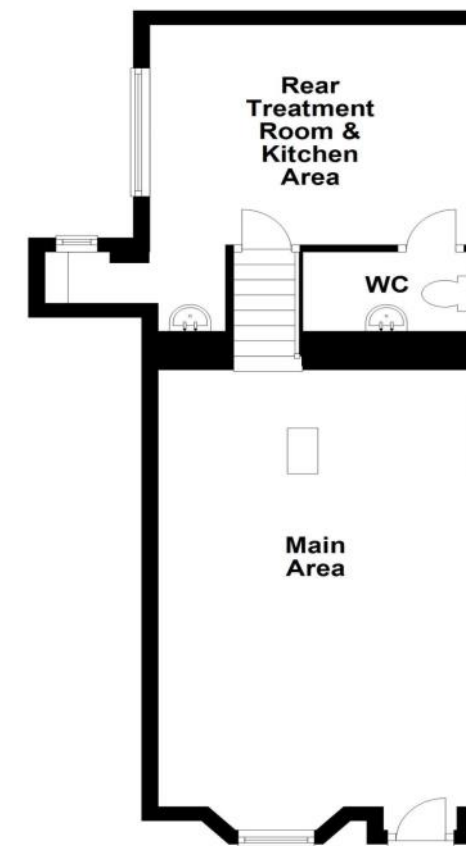
## Location:

Kyle of Lochalsh is a large busy village and offers the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. The location offers the advantages of passing trade with year round local custom plus the many visitors who visit and travel through the area during the year on their journey to Skye.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Ground Floor



Illustrative only. Not to scale.  
Plan produced using PlanUp.

## Entry:

By mutual agreement.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

Kyle Office:  
Main Street  
Kyle of Lochalsh  
IV40 8AB