

TO LET / MAY SELL

RETAIL

PRIME LOCATION ON
NAIRN HIGH STREET

PROMINENT LARGE GLAZED
DOUBLE FRONTAGE

GROUND FLOOR & BASEMENT
EXTENDS TO: 536 M² (5,771 FT²)

MOTHBALLED 1ST & ATTIC
FLOORS ARE ALSO AVAILABLE

MAY SUIT VARIOUS USES, STP

RENT: £37,500 PER ANNUM

SALE PRICE ON APPLICATION



WHAT 3 WORDS

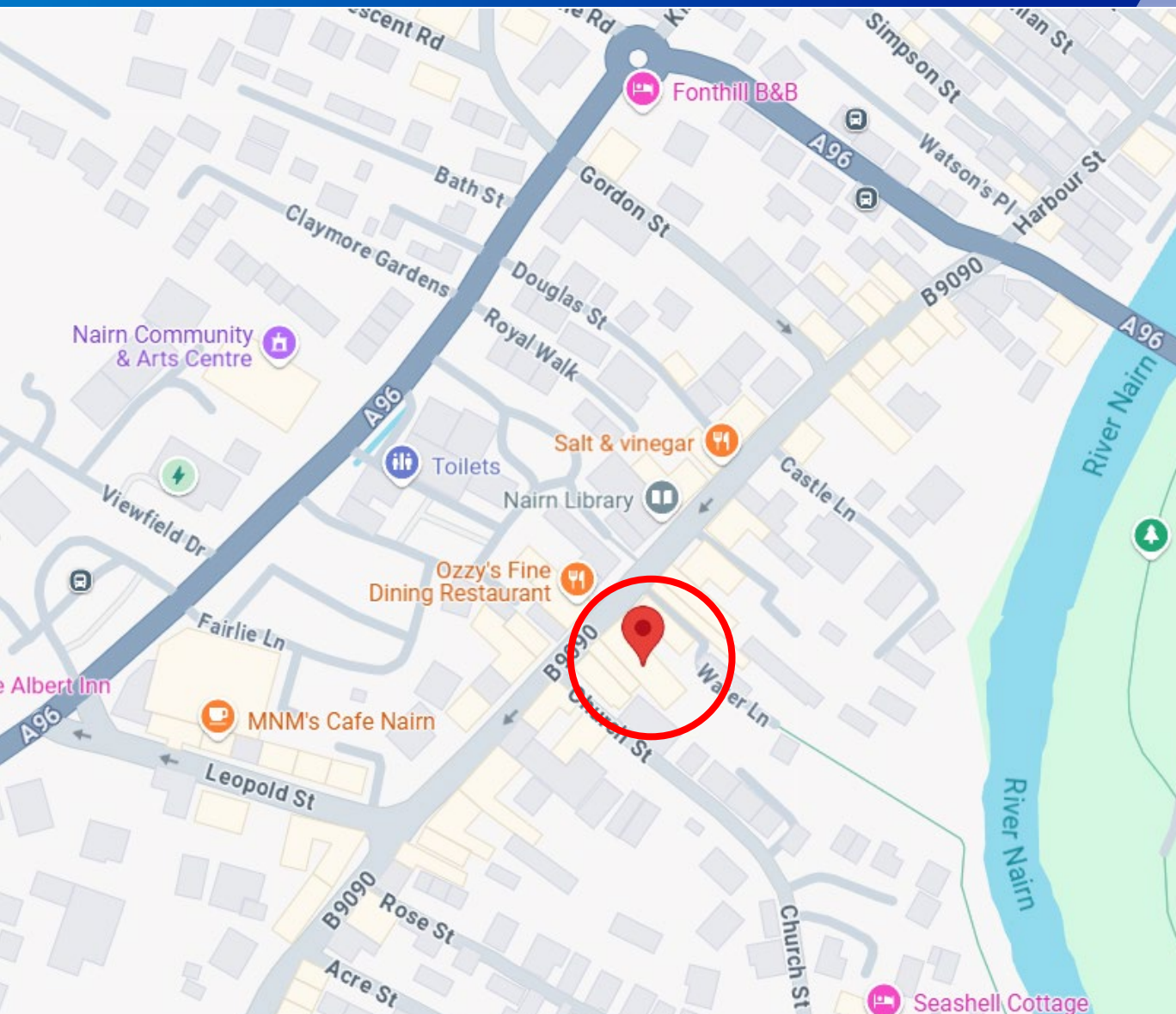


VIDEO TOUR

63 HIGH STREET, NAIRN, IV12 4BW

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LOCATION

Nairn enjoys a superb setting on the Moray Firth. Historically it was the "county" town and principal administrative and service centre for Nairnshire. The town's maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal. Nairn boasts a wide range of amenities including shops, supermarkets, restaurants, schools, a swimming pool, a marina and two championship golf courses.

The town has grown over recent years and is popular with commuters to Inverness and Elgin. It sits approximately 17 miles to the north-east of Inverness, the capital and main administrative centre for the Highlands & Islands and 22 miles to the west of Elgin, the main centre for Moray.

Dalcross Airport lies approximately 9 miles south-west of the town. The Airport provides daily flights within the UK and also to some European destinations.

Nairn is served by a bus station and benefits from a regular bus timetable as well as a railway station on the main Aberdeen to Inverness railway line.

By road, Nairn is on the A96 trunk route connecting Inverness, Elgin and Aberdeen. The A96 passes directly through the town centre.

The subjects occupy a 100% prime pitch on the south side of Nairn High Street close to its junction with Church Street. The High Street is the town's principal shopping and footfall thoroughfare.

Nairn High Street supports a good blend of both local and national operators including Scottish Midland Co-operative Society Ltd, Ashers Bakery, Specsavers, Duncan & Todd Ltd, Ladbroke's, British Red Cross, Highland Hardware and The Flower Shop, to name a few.

**PROMINENT RETAIL UNIT
NAIRN TOWN CENTRE**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises a ground and basement retail unit set within a wider 2-storey and attic building of traditional construction. The ground floor shop is accessed via twin glazed pedestrian doors centrally set within a large glazed double frontage.

Internally the shop is currently fitted out to The Original Factory Shop corporate specification and comprises an open plan retail sales area with fitting rooms.

The sales area comprises a solid concrete floor and a suspended ceiling grid incorporating acoustic tiles, integrated fluorescent lighting.

There is a manager's office, staff ancillary facilities and storage space to the rear of the shop with loading/unloading access at the rear from Church Street.

Please note that the property includes first and attic floors also in the ownership of our client which are currently mothballed.

FLOOR AREAS

The property extends to the undernoted floor areas:-

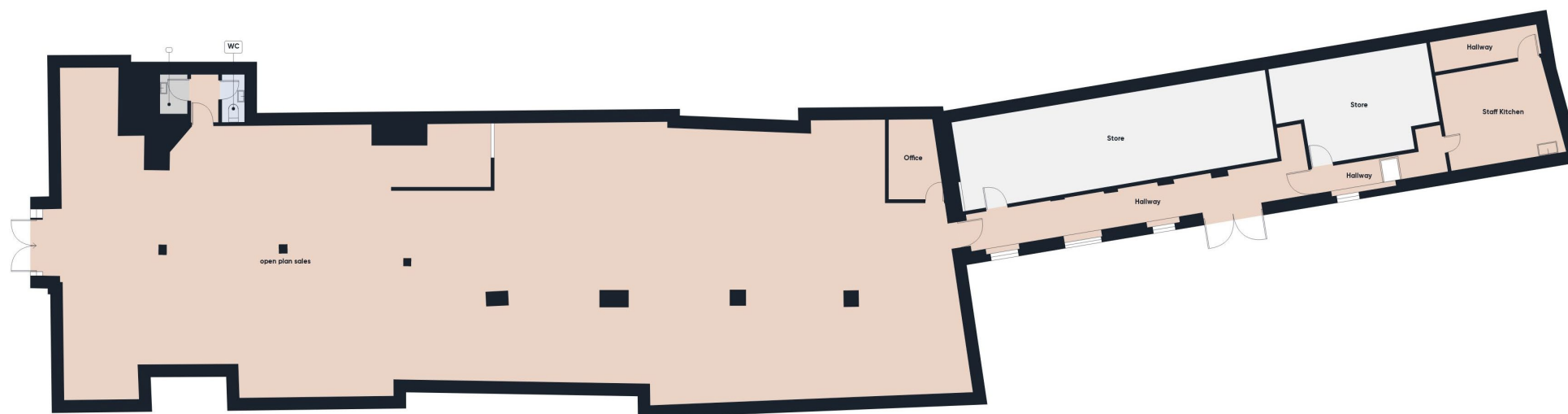
Floor	NIA (m ²)	NIA (ft ²)
Ground Floor	506	5,447
Basement	30	324
TOTAL	536	5,771

PLANNING

The property has Class 1A (Shops, Financial, Professional and Other Services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.

INDICATIVE GROUND FLOOR LAYOUT

Ground Floor







RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal with a NAV/RV of: £23,250.

EPC

Details area available on request.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed. We are seeking rental offers over £37,500 per annum, exclusive of VAT.

SALE TERMS

Our client may consider a sale of their Heritable Interest (Scottish Equivalent of English Freehold) in the property.

Sale Price on Application.

ENTRY

Early entry is available.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The incoming tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: June 2025