

Hotels, Guesthouses, Licensed, Retail



**PRIME DEVELOPMENT SITE  
MIXED RESIDENTIAL / RETAIL  
Currently Trading As The Rigger Bar  
Obsdale Road, Alness**

Desirable town centre location  
Mains services available



Outline planning consent granted for:  
3 Commercial / Retail Units  
(approx 235 square metres total)  
Plus 5 Residential, 2 Bedroomed Flats  
(approx 360 square metres total)

**Offers Over £195,000**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



Commercial

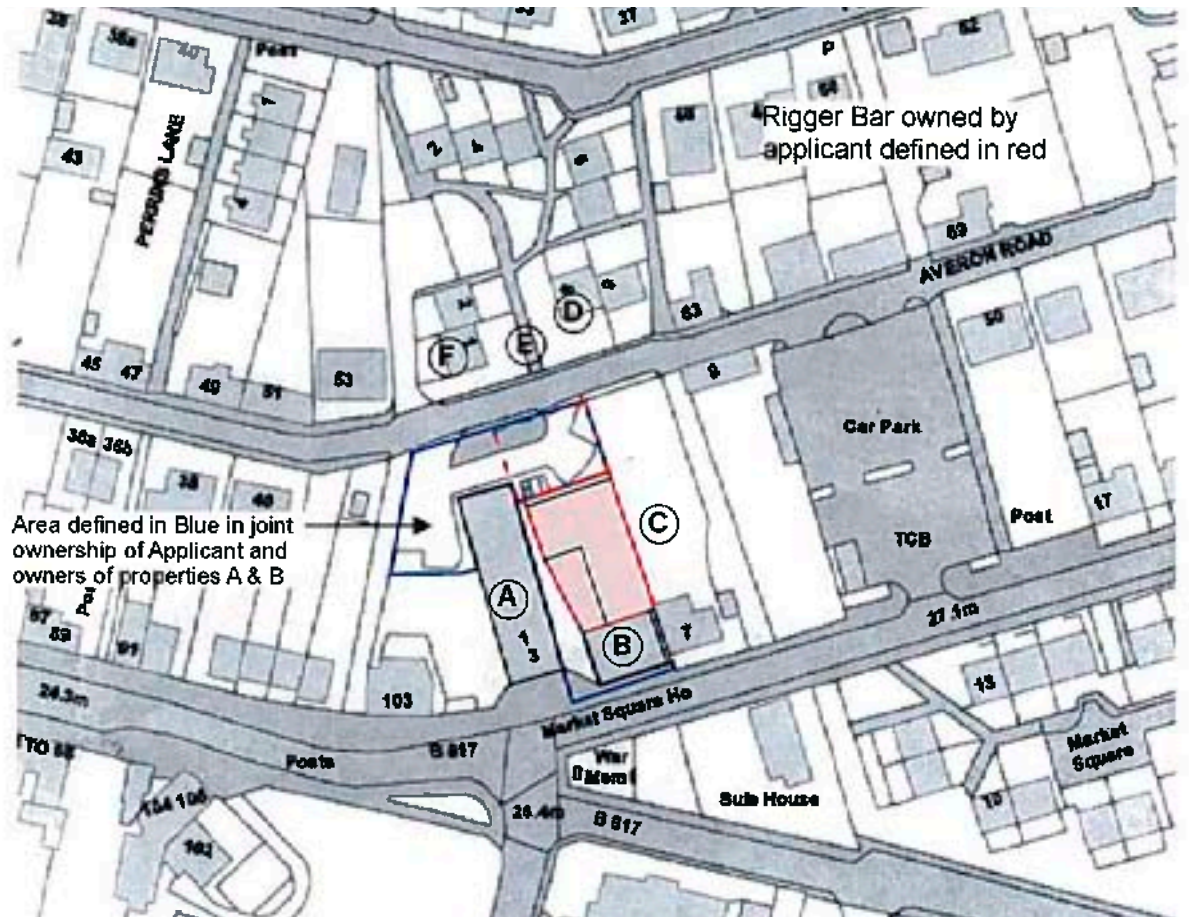
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HSPC Ref No: 27843



### DESCRIPTION

Outline Planning Consent was granted by The Highland Council on 09/01/08 for a mixed Residential and Retail Development on the site presently occupied by The Rigger Bar in Obsdale Road, Alness. Reference 07/01085/OUTRC. For further details or additional planning enquiries, contact Area Planning & Building Standards, Highland Council, Council Offices, High Street, Dingwall IV15 92N. Tel. 01349 868600.

Full, detailed architectural drawings have been prepared for the present owner of the site. These can be made available to interested parties upon request.

The Development Site is situated in an area which already benefits from a healthy mix of Retail and Residential properties just off Alness High Street. Alness is a popular and growing town situated in Ross-Shire in the beautiful Scottish Highlands. The town has good transport links and sits close beside the main arterial A9. Amongst other achievements which have raised the profile of this attractive town have been great successes in both the Scotland and Britain in Bloom competitions over recent years. The town has an excellent range of amenities, as would be expected, including large supermarkets, both Primary and Secondary Schooling and Leisure Centre etc.

Alness sits next to the main A9 and as such is a popular base for many residents who, as business commuters, benefit from easy access to Inverness, the Highland Capital.

### SERVICES

We understand that mains water and drainage services are available to hand. Prospective purchasers should make enquiries to their own satisfaction in this regard.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

### PRICE

Offers over £195,000 are invited.

### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters including Conveyancing.

### VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.

