



**SouthForrest**  
Solicitors and Estate Agents



Former Bakery, George Street, Avoch, IV9 8PU

- Development opportunity
- Car parking
- Central position

Offers Over £70,000

Occupying a central position in the picturesque coastal village of Avoch, this spacious detached building would make an ideal purchase as a development opportunity. Previously a bakery with attached wooden store, there is adequate parking available and all the bakery machinery can be purchased by separate negotiation if required.

Providing an endless variety of uses, a prospective purchaser may wish to change the use to a retail/commercial/fast food unit or perhaps demolish the existing bakery and erect a number of residential units on the site (subject to all the necessary planning permissions with the Highland Council).

This popular coastal village provides a good range of amenities including shops, post office, hotel and primary school. The nearby village of Fortrose offers additional facilities including a secondary school and leisure club. Nature lovers will enjoy the regular sightings of dolphins, seals and otters. Inverness with its excellent road, rail and air links is some 13 miles distance and offers extensive shopping, leisure and recreational facilities with easy access to a wide range of outdoor sports and activities.



#### Outside

There is a large gravelled area to the side providing ample space for car parking.



#### Rateable value

The current rateable value for the bakery is £2,000 pa and the attached wooden store is £500.00 pa. Please be aware that these may be subject to change upon sale.

#### Extras

The bakery machinery is offered for sale by separate negotiation.

#### Services

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

#### Entry

Entry is by mutual arrangement.

#### EPC

Band G.

#### Viewing

By appointment through South Forrest Property Department on 01463 250255.

#### Directions

From Inverness follow the A9 north across the Kessock Bridge taking the first road to the right sign posted Munlochy (B9161). Follow this road, going through Munlochy and turn right at the T-junction at the end of the village. Travel along this road (A832) and enter the village of Avoch. After passing the Station Hotel on your right take a right into George Street (just before the Coop) and the property is located on the right hand side.

#### HSPC reference

54129



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