

**FOR SALE**  
INVESTMENT - RETAIL / RESIDENTIAL

**GRAHAM  
SIBBALD**



**Retail Unit, 3 Bedroom Flat &  
Separate Store/Garage,  
50 High Street, Beauly,  
Inverness-shire, IV4 7BX.**

- Offers over £275,000 plus VAT.
- Situated in the popular village of Beauly
- Ground Floor let to 'Oops a Daisy' Florist
- Upper Floors : Residential Flat (Let since 2020)
- Garage/Store — Development Opportunity (subject to planning)

## LOCATION

The property is located within the village of Beaulie approximately 12 miles west of Inverness. It sits on the busy main thoroughfare close to the village square and opposite the historic Beaulie Priory. Surrounding properties are of mixed age and type including retail units, residential properties and an adjacent Indian Restaurant.

The village of Beaulie benefits from good road links to Inverness and Dingwall with bus services and a train station. All main facilities and amenities can be found within the village with a wider range within Inverness.

## DESCRIPTION

The property comprises a semi-detached two-storey and attic building of traditional construction. The ground floor provides a retail unit with first floor store, while the bulk of the first floor and attic form a self-contained flat with its own main door entrance. The outbuilding/store is located to the rear of the property.

Both the retail unit and the flat are currently tenanted by separate parties.

The garage/store is presently vacant.

## ACCOMMODATION

The accommodation may be summarised as follows:-

Area	Description	Sq.M	Sq.Ft
Retail Unit	Ground - First	77.59	835
Residential	Ground, First + Attic	147.46	1587
Outbuilding	Ground	69.16	744

## EPC

On application.

## SERVICES

We understand that the property is connected to mains supplies for water and electricity with drainage being to the main sewer.

The flat has electric heating and makes use of bottled gas for the kitchen cooker appliance.

## LEGAL COSTS + VAT

Incoming tenant/s will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT is not applicable on this sale.





Flat Kitchen



Garage/Store to the rear of the property

## TENANCY

The retail element of the property is let on a 10-year lease from the 1st February 2025, with a tenant break option in 2030. It produces a current rent of £15,000 per annum (no VAT), with rent reviews in 2027, 2029, 2031, 2033 and 2035 based on the higher of the passing rent or open market rental value. The lease is on FRI (Full Repairing and Insuring) terms, including an annual maintenance charge of £500.

The residential aspect of the property is let at £8,340 per annum (£695 pcm). The tenant has leased the property since 2002.

Documentation available to seriously interested parties.

The outbuilding/store is not formally leased to any party. There was a historic planning consent for development on it (02/00988/OUTIN).

## PRICE

Offers Over £275,000.

## RATEABLE VALUE / COUNCIL TAX

The rateable value is £8,000 for the retail unit.

Any ingoing tenant may benefit from 100% business rates relief under the Small Business Bonus Scheme. Further details on application to the Highland Council.

The Council Tax band is 'C' for the flat.

Garage/Store: TBC.

## To arrange a viewing please contact:



### ANDREW ROSE

Director

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### ANNA MASSIE

Graduate Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: December 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

