

Situated in a convenient town centre location, 4-6 King Street offers an unusual opportunity, with flexibility for continued commercial use or conversion into a substantial four-bedroom home. Currently registered as a commercial property and arranged over two floors, the building has planning permission in place for conversion to residential use. Recently refurbished and insulated, it provides a strong starting point whichever route a new owner chooses to pursue. Outside, the property benefits from off-road parking together with an area of ground which offers the potential to create a private garden, an especially useful feature for a property so close to the centre of town. With its combination of location, space and flexibility of use, 4-6 King Street is a property best appreciated in person, and viewing is highly recommended.

Building Warrant number: 24/01318/DOM2

Tain is a thriving and historic Highland town, with a great deal to offer both residents and visitors. There is a good selection of shops, cafés and local businesses, together with supermarkets, healthcare facilities and both primary and secondary schooling, including Tain Royal Academy. The surrounding area offers plenty to explore, from nearby beaches and coastline to woodland walks, golf and the wider Easter Ross countryside. Glenmorangie Distillery is also just a few minutes from the town. With good road and rail connections to Inverness and Dingwall, Tain offers an appealing combination of everyday amenities, beautiful countryside and the wider Highlands within easy reach.

Directions: From Inverness, travel north on the A9, crossing the Cromarty Bridge and continuing towards Tain. At the roundabout south of Tain, follow the B9174 into the town. Continue into the town centre, where King Street will be found on the right. Number 4-6 is conveniently situated adjacent to King Street Car Park.

What3Words ///surpassed.fires.relocated

Services: Mains electricity, water and drainage.

Rateable Value - Approximately £200 per month

Commercial EPC is available on request

To arrange a viewing call Highland Homes on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@highlandhomes.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ



Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



4-6 King Street, Tain, IV19 1AF

Offers Over £155,000

- Commercial Property
- Town Centre Location
- Off Road Parking
- 2 Open Floors
- Loft/Storage
- Planning for Residential Conversion
- Building Warrant : 24/01318/DOM2
- Outside Space for a Garden

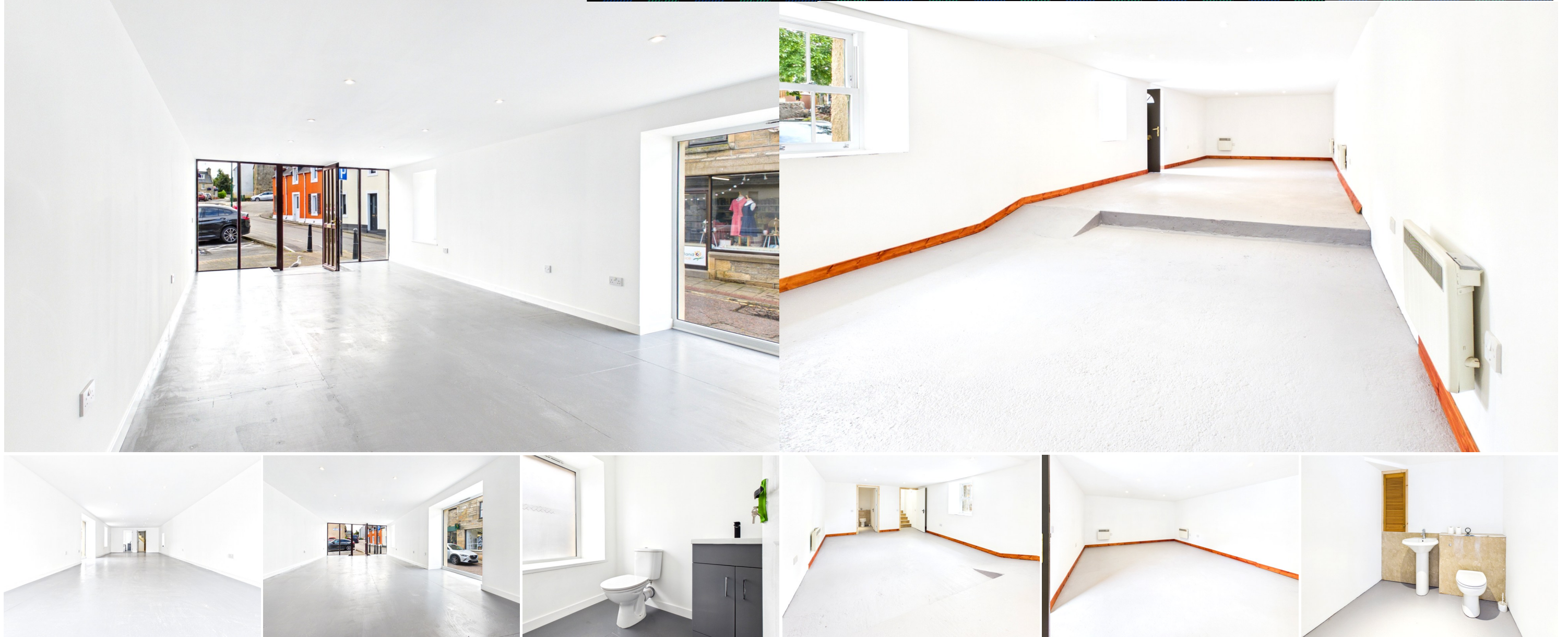
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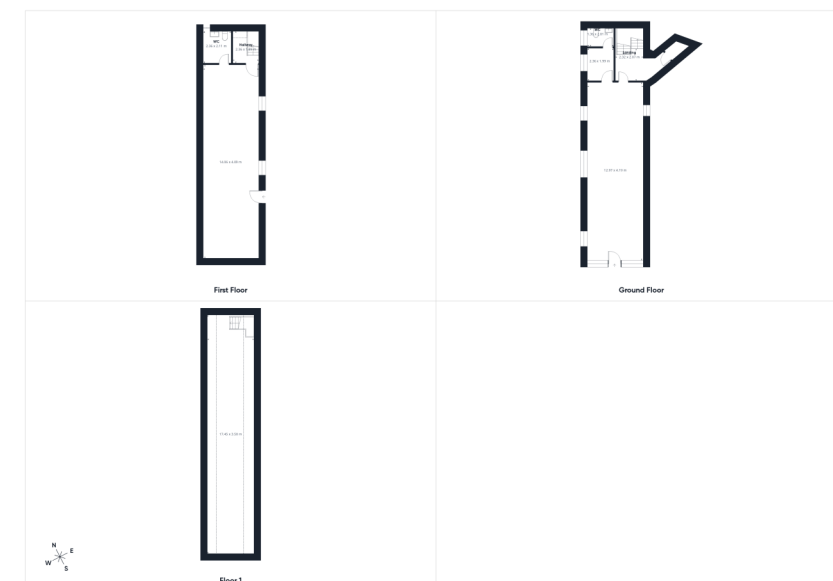


4-6 King Street, Tain, IV19 1AF

Offers Over £155,000

Town centre commercial property arranged over two floors. Planning and warrants in place to complete a conversion to a 4 bedroom residence.

Building Warrant 24/01318/DOM2



Approximate
Floor Area
201m²