

Lot 62, Morrisons Daily, Gairloch, Wester Ross,

IV21 2BH

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Heritable Convenience Store Investment

- Convenience store let to Alliance Property Holdings Limited (t/a Morrisons Daily)
- Lease recently extended for 10 years until August 2033
- Approx. 203.68 sq m (2,192 sq ft)
- Includes a Post Office
- Includes a customer car park of 893.41 sq m (9,617 sq ft)
- Situated on the A832 which forms part of the North Coast 500 scenic route through the Scottish Highlands

Lot

62

Auction

30th October 2025

Rent

£23,500 per Annum Exclusive

Status

Available

Sector

Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles 57 miles west of Inverness, 55 miles south of Ullapool
Roads A832, B8021
Rail Achnasheen Railway Station
Air Inverness Airport

Situation

Gairloch is a picturesque village in Wester Ross, approximately 57 miles west of Inverness. The property itself is situated in a prominent roadside location on the A832, which forms part of the North Coast 500 scenic route through the Scottish Highlands.

Tenure

Heritable. (Scottish Equivalent of English Freehold).

Description

The property comprises a single storey convenience store, together with a separate 893.41 sq m (9,617 sq ft) customer car park.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a	Rent Review
Ground	Retail	203.60	(2,192)	ALLIANCE PROPERTY HOLDINGS LIMITED (t/a Morrisons Daily)	10 years from 31/08/2023 until 31/08/2033 (1)(3)	£23,500	31/08/2028 (2)
Total		203.60	(2,192)			£23,500	

(1) The lease was recently extended for a further 10 years until 31/08/2033. The original lease ran from 13/08/2007.

(2) CPI Linked Rent Review subject to 1% and 3% collar and cap.

(3) The lease is not subject to a schedule condition but there is a CPI linked maximum liability for dilapidations subject to a 101% and 103% collar and cap.

N.B. The floor areas stated above are those published by Scottish Assessors (<https://www.saa.gov.uk>).

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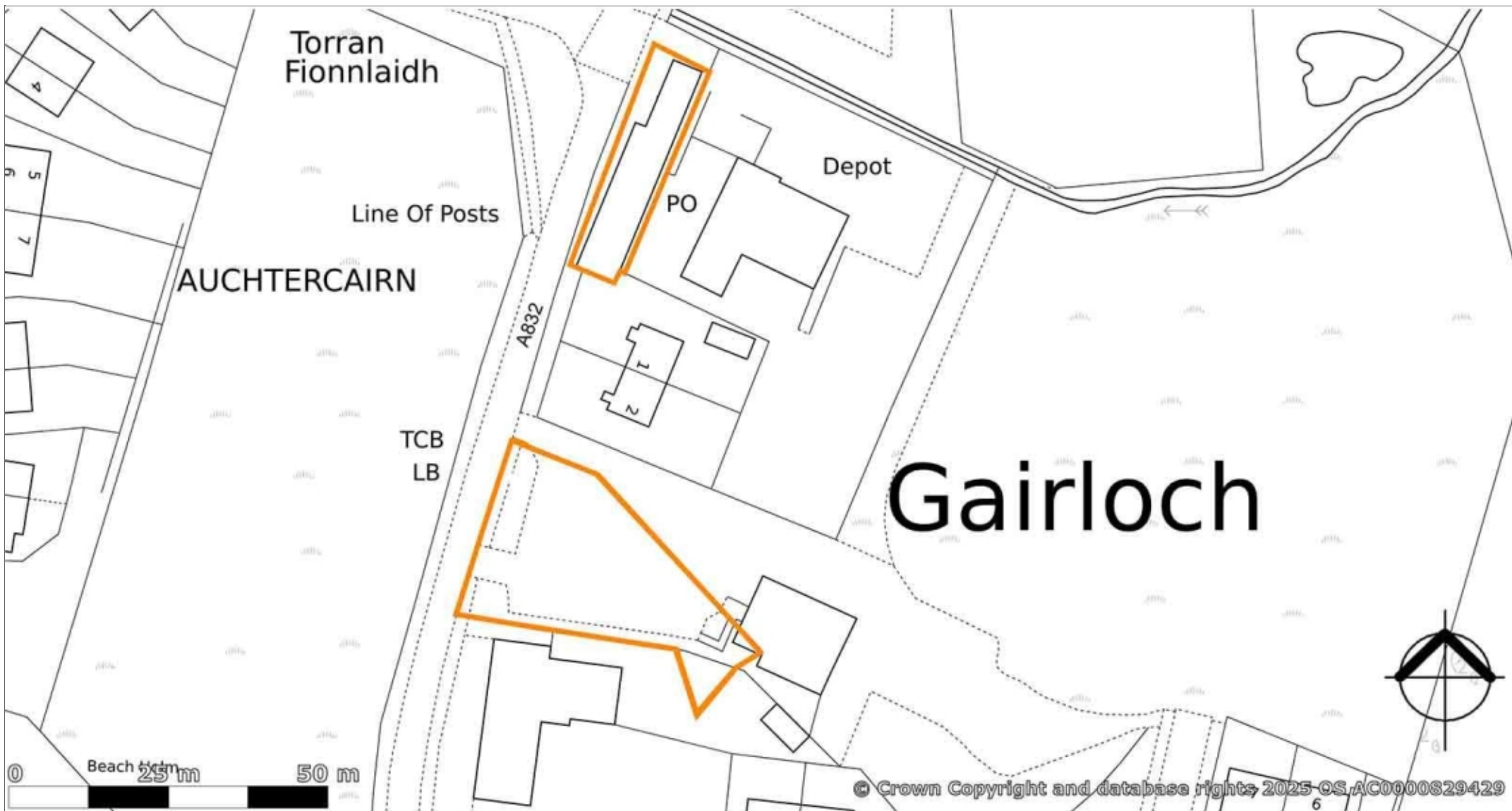
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2024