

Property for Auction in Scotland - [Print Version]

Lot 6: Matheson & McLeod Butchers, Lairg Road, Bonar Bridge, Ardgay, Highland IV24 3EA



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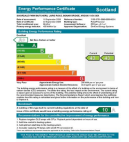
Auction Date:	Start Time	Property Type:	*Guide Price
Wed 28/10/2026	14:00	Commercial	£50,000

Property Address: Matheson & McLeod Butchers, Lairg Road, Bonar Bridge, Ardgay, Highland IV24 3EA, IV24 3EA

The property provides a versatile commercial opportunity and, subject to any necessary consents, may suit a variety of potential uses. Given the established nature of the premises, the property could be of particular interest to an owner-occupier, investor or operator looking to continue a similar retail or service-based use. The main premises provide a generous footprint, while the adjoining salon offers additional space which could potentially be retained as a separate commercial unit or incorporated into a wider use. The property may also offer scope for alternative commercial uses, subject to planning and the purchaser satisfying themselves in respect of all



necessary consents. The property extends to approximately 211.73 sq m in total and comprises the main former butchers shop extending to approximately 185.25 sq m together with an adjoining salon extending to approximately 26.48 sq m. This is an interesting commercial opportunity in an attractive Highland setting, offering approximately 211.73 sq m of accommodation with potential for continued commercial use or alternative uses, subject to the necessary consents. Early viewing is recommended to appreciate the size, location and potential of the property.



Area

The property is situated on Lairg Road within Bonar Bridge, an attractive Highland community at the head of the Kyle of Sutherland. The surrounding area is renowned for its spectacular scenery, outdoor pursuits and proximity to the North Coast 500 route, making the location particularly appealing to both local residents and visitors to the Highlands. Bonar Bridge provides a range of local amenities and services, with further facilities available in nearby Ardgay and Lairg. The area benefits from excellent access to the wider Highland region, with the A836 providing links north towards Lairg and south towards the Kyle of Sutherland and the A9.

Tenure

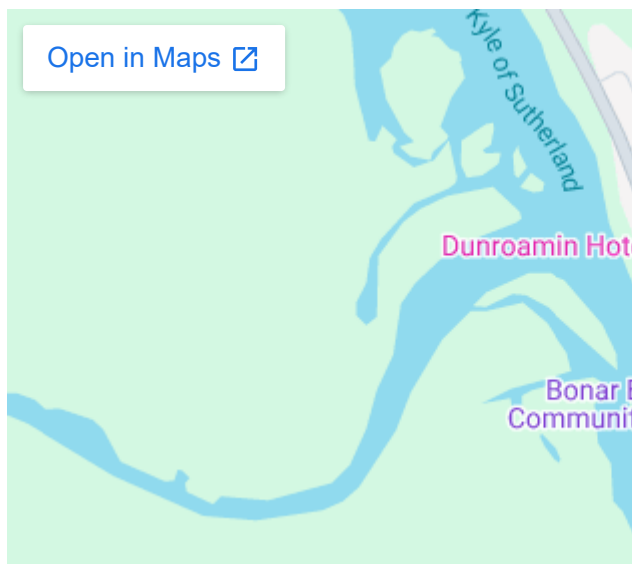
Freehold

Local Authority

Highland Council

Location Map

[Open in Maps](#) 



Additional Fees

Buyers Premium - 1% max £1250+VAT

Administration Charge - No admin fee

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.