







- Bespoke, detached two-storey commercial property
- Prominent roadside position on Skye's main tourist route
- Set on a spacious plot with ample parking, rough grazing, and natural
- Currently home to a bespoke outdoor clothing manufacturing facility, potentially available by separate negotiation
- Excellent visibility with strong passing trade and accessibility
- Planning permission in principle for a residential property
- Potential for residential conversion or other uses such as a gin distillery, studio or gallery

Description

Retail Unit comprises a detached two-storey commercial property situated on a site extending to approximately 2.96 acres. The property was constructed approximately 25 years ago and is currently occupied and operated as a bespoke outdoor clothing manufacturing facility with associated retail accommodation.

The property occupies a prominent roadside position on the main tourist route through the Isle of Skye, within the settlement of Struan, a small and dispersed crofting community on the west coast of the island. The Retail Unit benefits from excellent visibility, is clearly signposted from the public road, and enjoys strong accessibility and passing trade.

The site offers future development and alternative use potential, with the existing building considered suitable for conversion to residential use, subject to obtaining the requisite planning consents. In addition, the land benefits from planning permission in principle for the erection of a residential dwelling, providing further development opportunity.

Additional features include an on- site defibrillator, managed by local life- saving charity *Lucky2BHere*, contributing to the property's amenity and community value.

Business

Due to its specialised nature and training requirements, the business is not readily transferable and is excluded from the sale but may be made available by separate negotiation.

Reason For Sale

The property is brought to the market as a result of the current owners' intention to retire.



Location

The Retail Unit occupies a prominent roadside position within the settlement of Struan, a small and dispersed crofting community located on the west coast of the Isle of Skye, overlooking Loch Beag and Loch Bracadale. The surrounding area is characterised by rugged hills, open moorland, and expansive coastal views, contributing to a peaceful rural setting with strong appeal to visitors and residents alike.

Local amenities within Struan include a post office, church, and a small number of local businesses, with the wider area supporting an economy focused on tourism, crafts, and agriculture. The community is served by Dunvegan Primary School and Portree High School, providing educational facilities for families in the surrounding area. The location is popular with walkers, outdoor enthusiasts, and wildlife observers, with nearby attractions such as Dun Beag Broch and local beaches offering access to the island's rich natural and historical heritage.

Struan is situated approximately 10 miles west of Portree, the principal town on the Isle of Skye, and is accessed via the A863, which connects to the island's primary road network, including the A87 and the Skye Bridge, providing onward links to the mainland and Inverness, approximately 120 miles to the east.

Located within the Highland Council administrative area, the Isle of Skye is one of Scotland's most established tourist destinations, renowned for its dramatic landscapes, including the Cuillin Mountains, the Trotternish Ridge, and extensive coastal scenery. Struan forms part of this wider tourism economy while retaining a tranquil character.



The Property

The architect designed retail unit is of block construction, with the exterior finished in a tasteful combination of render, timber cladding, and PVC panelling, beneath a mono-pitched roof clad in profiled metal sheeting.

Internally, this lovely property features a mixture of solid concrete and suspended timber flooring, with walls and ceilings predominantly lined in plasterboard, alongside areas of exposed profiled metal sheeting. This light and bright space offers flexible accommodation which could be utilised for various functions. Natural light is provided through double-glazed window units, ensuring a bright and functional workspace. The property is beautifully situated, benefitting from delightful views of the Cuillins.

The building is a split-level design, built into the ground, with entry at first floor level and bridges providing access to other sections of the property. The total internal floor area is approximately 151.6 sq m (1,632 sq ft).

Ground Floor

The property is currently laid out to provide a functional workshop environment, with a storage cupboard and a cleaners' store/laundry. Facilities include an accessible WC with baby-changing provision, together with an additional WC.

Stairs lead to the first floor, which is designed as an open-plan and spacious area, featuring wooden beams that divide and define the space while maintaining a sense of openness and flexibility. The layout is suitable for commercial, workshop, or light manufacturing use, offering adaptable accommodation to suit a range of operational requirements.







First Floor

The first floor is also open-plan and spacious, accessed via stairs from the ground floor or an external bridge. Exposed wooden beams partially divide the space, maintaining the feeling of space, whilst providing structure. Accommodation includes changing rooms and a dedicated production area, making it suitable for light manufacturing, workshop use, or ancillary storage. A feature window projects from the front of the building. Shop fittings can be included by arrangement, offering a turnkey opportunity for the incoming occupier.

Grounds

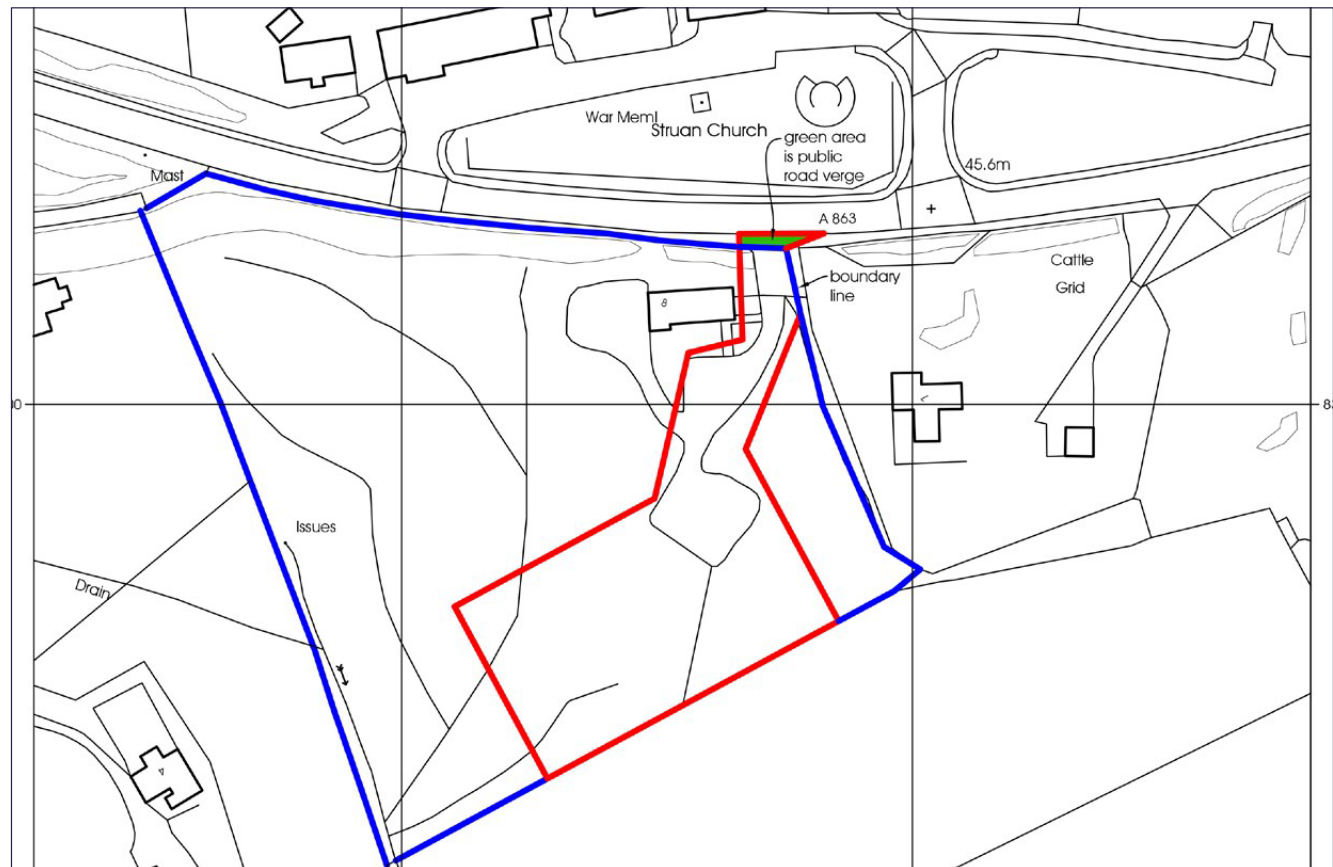
Situated on approximately 2.96 acres, this site comprises hard-surfaced parking, areas of rough grazing, and natural landscaping. Planning permission in principle has been granted for the construction of a residential property on the site (Ref: 25/02394/PIP).

Services

The subject benefits from mains supplies of water, electricity and drainage to a septic tank. Heating in the property is provided by wall mounted electric storage heaters and hot water by an electric hot water system.

Development Opportunities

As well as offering an excellent space for manufacturing and sales, this property offers numerous development opportunities. Planning permission in principle (Ref: 25/02394/PIP) provides scope to construct a residential home or create a creative space such as a studio or gallery presenting significant potential for bespoke development in a versatile setting.



EPC Rating

The EPC rating for the retail unit is 'TBC'

Title Number

The title number is CP033017.

Rates / Council Tax

The retail unit has a rateable value of £5,000 as at April 2026 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses, property reference number 04/10/0141050/4

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers Over £230,000 are invited for the heritable property complete with shop fittings. Cioch Business effects are excluded from the sale.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///daring.cuter.flexibly](https://www.what3words.com/)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

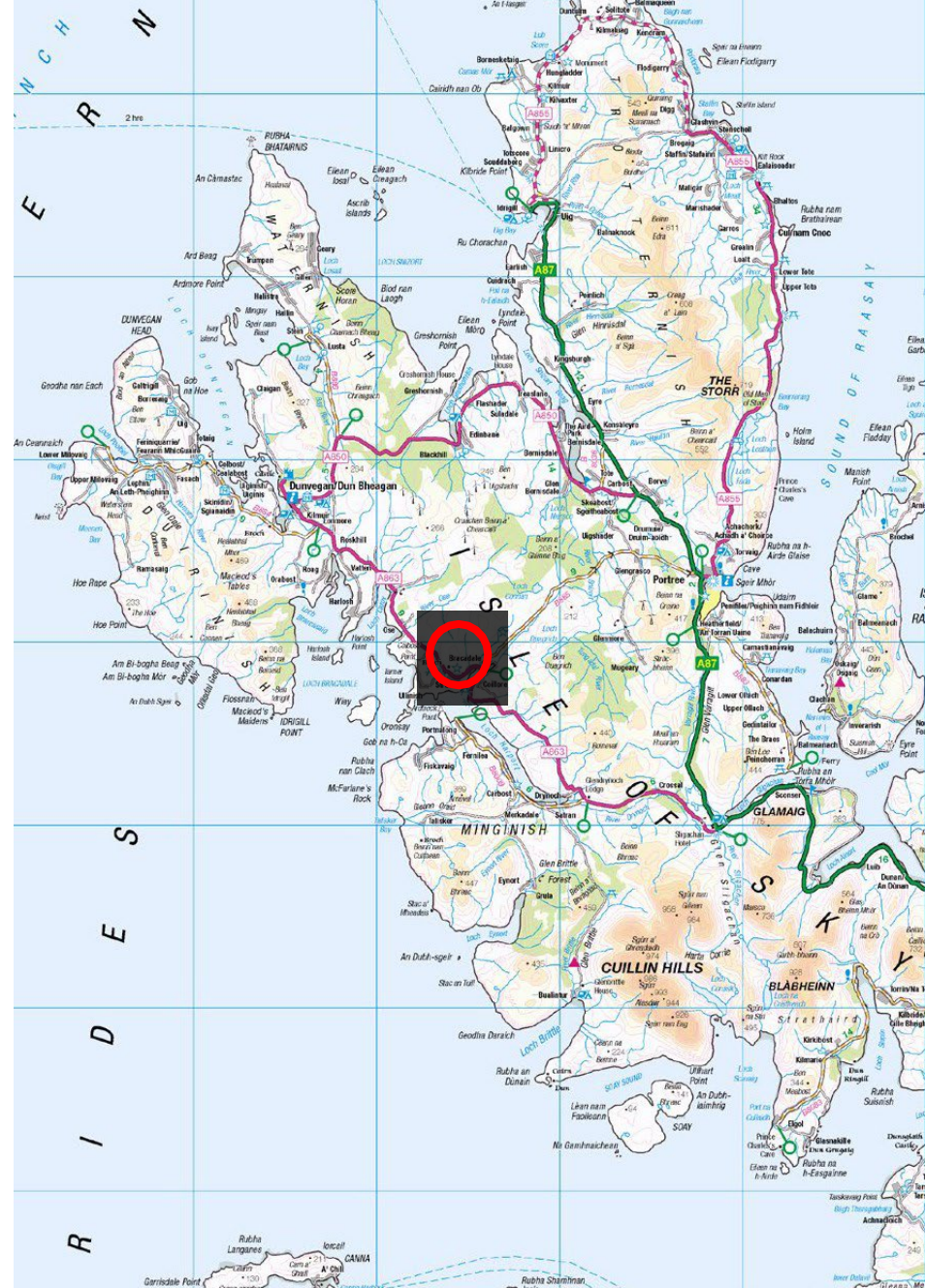
Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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