



Prime Retail Unit

Parking to front and rear

Rent: £28,000 pa / Price: On application

NIA: Ground Floor: 4,226 sq ft / First Floor – 3,751 sq ft

Location

Dingwall is a busy market town lying approximately 14 miles north west of Inverness the capital of the Highlands and Islands. The town has a population in excess of 5,000 people and benefits from a railway station on the Inverness to Wick line as well as regular bus services direct to Inverness. The main road access to Dingwall is via the A835/A862 which links easily to the main A9 trunk road.

The subjects are located on the north side at the west end of the High Street in a prominent pitch on the pedestrianised section. The property is within close proximity to the busy A862 road that links Dingwall to Inverness. Neighbouring properties include a mix of both local and national occupiers. There is on street parking to the front of the unit and Wardens Lane Car Park is located to the rear of the building.

Accommodation

The subjects comprise an end of terrace ground and first floor retail unit of masonry construction under a flat roof. The unit has the benefit of a large glazed display frontage onto the main high street. There are goods delivery doors on the side and rear elevations of the building with a goods lift to the first floor at the rear.

The current configuration comprises an open plan retail sales area on the ground floor with a further sales area on the first

floor. In addition, the first floor provides storage, office and staff welfare facilities.

The premises extends to the following approximate areas:

Ground Floor: 4,226 sq ft / 392.61 sqm

First Floor: 3,751 sq ft / 348.48 sqm

Rent

Offers over £28,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £33,250

UBR (2020/21): £0.498

Rates Payable: £16,558 pa

EPC

On application

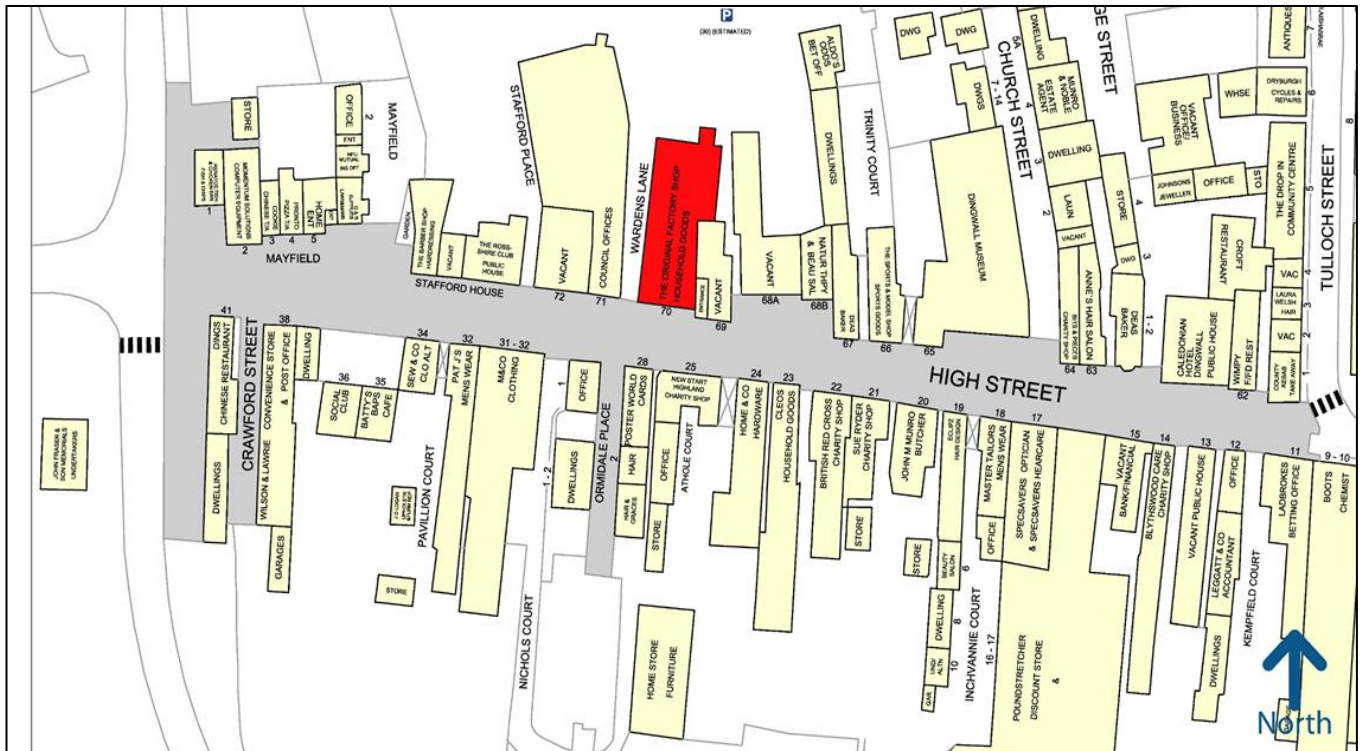


Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.



Viewing strictly by appointment with **BRITTON PROPERTY**

Andrew Britton

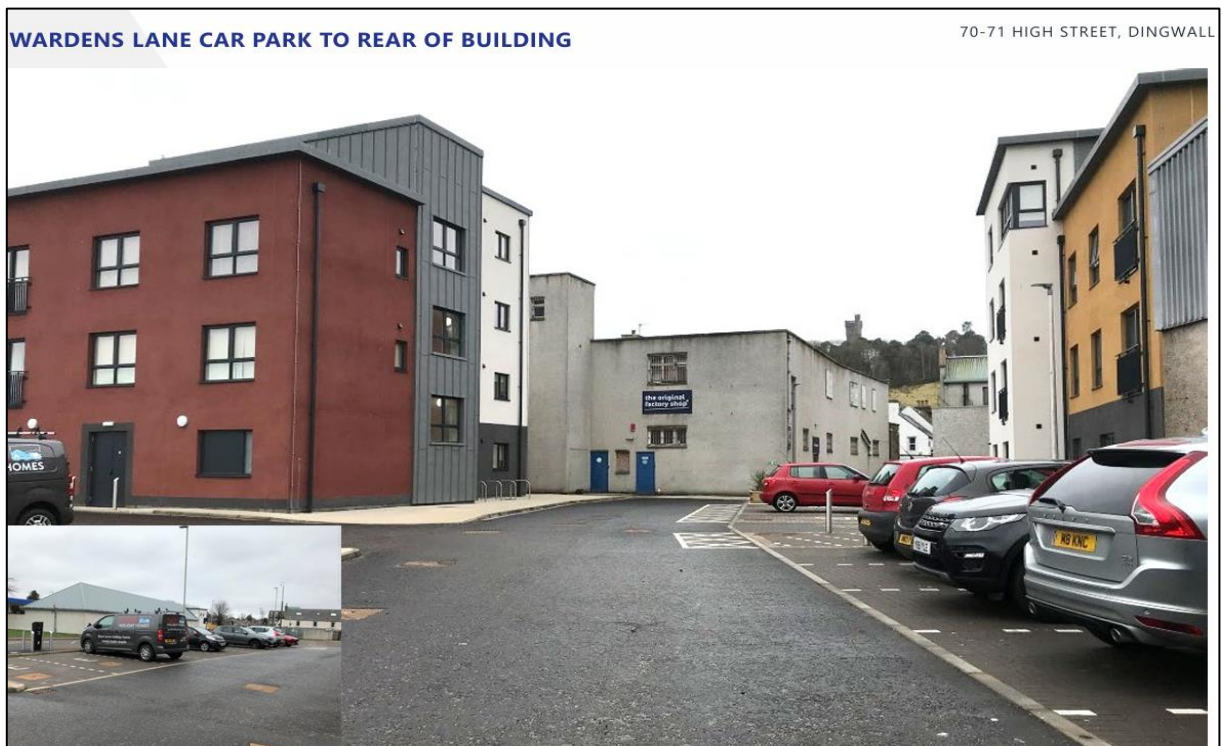
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