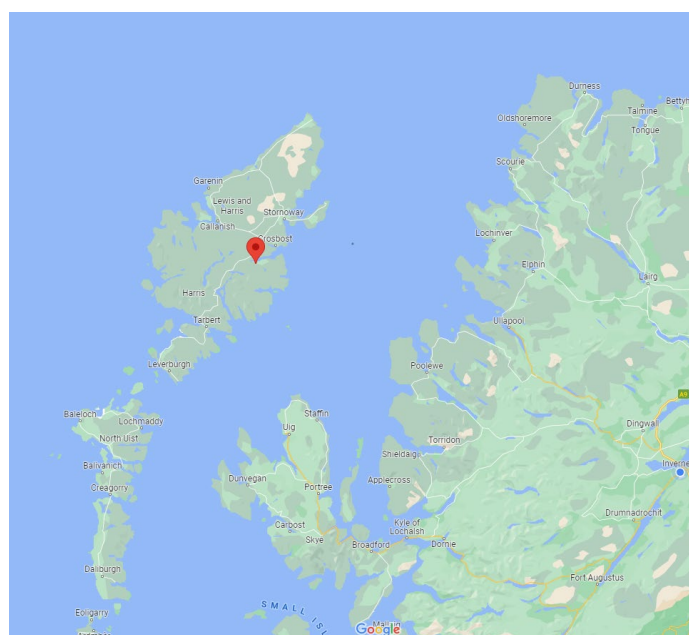




Unit 1, Habost, South Lochs, Isle of Lewis

- Floor Area: 71.04 sq.m / 765 sq.ft or thereby
- Modern Semi-Detached Industrial Unit
- Suitable for Class 4, 5 or 6 Use
- Rent Sought: £2,500 per annum



LOCATION

The subjects make up a small development of four industrial units, arranged in two blocks of two semidetached units, at Habost in South Lochs, Isle of Lewis. South Lochs is located some 4 to 4.5 miles east of Balallan on the B8060 road. Balallan lies approximately 13.5 miles south of Stornoway with Stornoway being the principal port and town in the Western Isles. All services are readily available in Stornoway and the subjects benefit from good road transport links to Stornoway where daily air and ferry services operate to the mainland.

DESCRIPTION

The subjects form a semi-detached unit offering workshop / storage space with an ancillary office. Construction is of traditional cavity concrete block and render walls with a solid concrete floor slab under a pitched roof, clad in profile metal sheets.

The subjects also benefit from dedicated land to the side and rear along with dedicated car parking / access from the main road.

The floor area extends to 71.04 sq.m. / 765 sq.ft. or thereby.

LEASE TERMS

The subjects are available individually for let on full repairing and insuring terms, for a minimum period of three years. Any lease period in excess of five years will be subject to five yearly rent reviews.

Permitted use of the subjects will be restricted to general industrial, commercial and storage / distribution uses falling within Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted Use Classes.

SERVICES

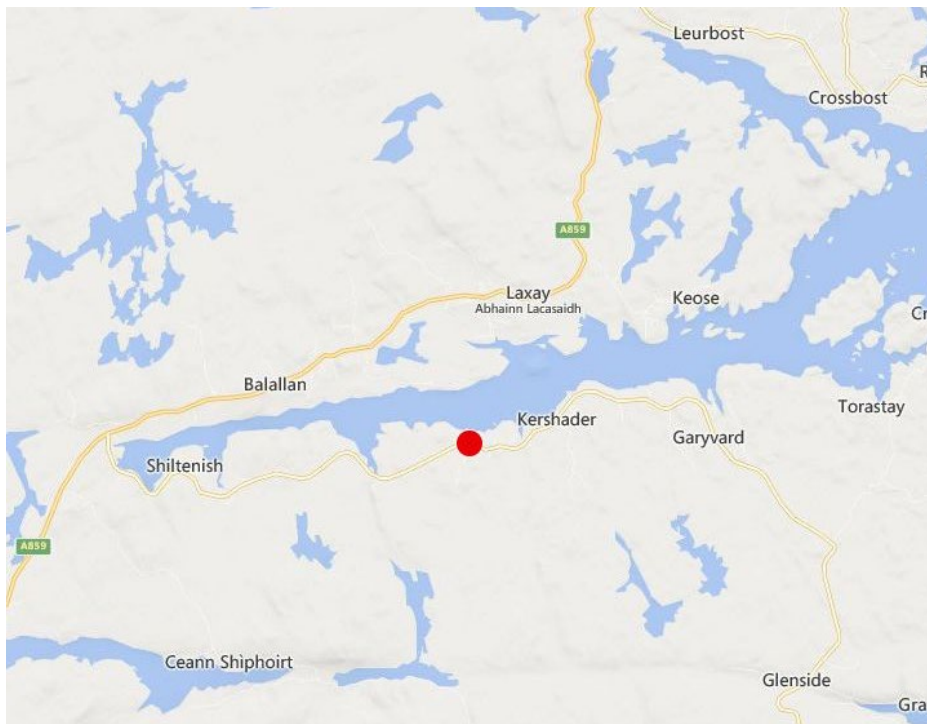
The subjects are connected to mains water and electricity with drainage being to a private septic tank system. Heating within the unit is provided by way of wall mounted electrically operated ceramic convactor heaters.

RENT

A rent of £2,500 per annum is sought for the property.

LEGAL COSTS + VAT

It should be noted that VAT will be charged on the rent quoted above.



The incoming tenant will be responsible for the landlord's reasonable legal costs in preparing the lease, any stamp duty land tax and the costs of registering the lease along with provision of two extract copies.

ENTRY

Early entry is available subject to completion of a lease.

RATEABLE VALUE:

£2,450

SALE TERMS / PRICE

Available on Application

VIEWING + OFFICE ADDRESS

4 Ardross Street
Inverness

GENERAL

HIE's decision making will normally be based upon the highest offer received, but HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information, see HIE's Community Assets webpage here (link below)

[Community Assets | Highlands and Islands Enterprise | HIE](#)

To arrange a viewing please contact:



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Jack Sibbald

Student Surveyor

07771346938

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2023