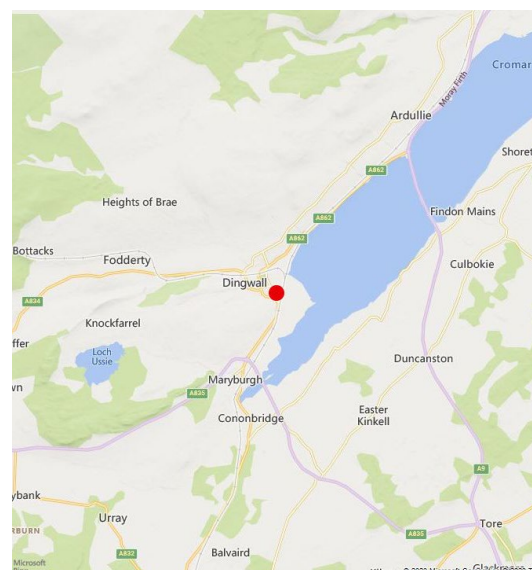




31/32 High Street, Dingwall, IV15 9HA

- NIA: 444.39 sq.m / 4,783 sq.ft or thereby.
- Rent: £20,000 Per Annum net of VAT.
- Nearby Occupiers Include SpecSavers and Boots.
- Class 1 (Retail) Consent.
- Prominent Glazed Double Frontage.





LOCATION

Dingwall is a busy market town lying approximately 14 miles north west of Inverness, the capital of the Highlands and Islands. Dingwall acts as a market town to the surrounding areas of Ross-shire. 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 town enjoys a busy local mart, council offices, primary and secondary schools and is home to Ross County Football Club. The main road access to Dingwall is via the A835/A862 which links easily to the main A9 trunk road.

The property is situated on the south side at the west end of the high street in a prominent pitch on a pedestrianised section. The property is in close proximity to the busy A862 road that links Inverness to Dingwall.

Neighbouring properties include a mix of both local and national occupiers with on-street parking to the front of the unit.

DESCRIPTION

Subjects comprise a prominent ground floor retail unit. The unit has the benefit of a large glazed display frontage with prominent frontage onto the High Street. There are goods delivery doors on the side and rear elevations of the building.

ACCOMMODATION

The property was most recently occupied by M&Co. as a retail unit but may be suitable for various uses subject to planning. The current configuration comprises an open plan retail sales area on the ground floor with staff and office welfare facilities. The property also benefits from a storage area to the rear with goods access.

The premises extends to a total net internal area of 444.39 sq.m / 4,783 sq.ft or thereby.

RATEABLE VALUE

The property is entered into the current valuation role with a rateable value of £27,000.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

All figures quoted are net of VAT.

EPC

On application.

RENTAL

£20,000 net of VAT.

LEASE TERMS

The unit is available to lease on full repairing and insuring terms for a period to be agreed.

To arrange a viewing please contact:



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Associate

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