

**72 HIGH STREET, DINGWALL, IV15 9RY**

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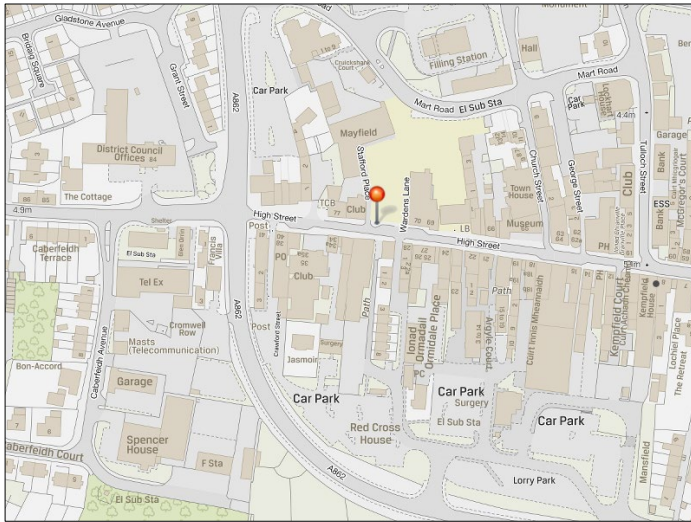
**TOWN CENTRE RETAIL SHOP**

**175 m<sup>2</sup> / 1,890 ft<sup>2</sup> OR THEREBY  
RENT £19,000 PER ANNUM**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)

**Location:**

Dingwall is a popular highland market town located approximately 15 miles north west of Inverness. Dingwall has a resident population of over 6,000 people and benefits from a far greater catchment population. The premises are located on the North Side of the High Street in Dingwall, and is situated between Stafford Place and Wardens Lane. Nearby occupiers include, M&Co, Spar, Sue Ryder, Specsavers, New Look and Tesco Supermarket. This is also amongst many local coffee shops and retailers.

**Description:**

The subjects comprise a part of a ground floor retail unit of a two storey building. Internally, the subject is formed with sales area to the front, and office with storage and welfare facilities. The property also benefits from excellent free parking facilities.

**Rates:**

The rateable value of the property is £21,250 in the 2017 Valuation Roll.

**EPC Rating: G****Floor Area:**

The Subjects extend to 175 m<sup>2</sup> / 1,890 ft<sup>2</sup> or thereby measured on the basis of IPMS 3. Indicative floorplan is available upon request.

**Planning:**

The existing use of the property is Class 1 (Shops) in terms of Town & Country Planning (use classes) (Scotland) order 1997. The Subjects may lend itself for alternative use. Interested parties are advised to contact the Planning and Building Standards office to discuss their proposed use.

**Rent:**

A rental of £19,000 per annum is sought.

**Date of Entry:**

To be agreed by mutual agreement.

**Lease Terms:**

The Subjects are available for flexible lease terms on a standard full repairing and insuring lease.

**Service Charge:**

A service charge applies in respect of common areas for the larger subject. Details are available upon request.

**Viewing Arrangements:**

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm).

Please contact William Crombie on 07443190292 or e-mail: [william.crombie@highland.gov.uk](mailto:william.crombie@highland.gov.uk).

**Legal Costs:**

The tenant will be liable for their own and the landlord's legal fees. The tenant will also be liable for any LBTT, Registration Dues and VAT thereon.