



# FALCONER

PROPERTY CONSULTANTS

**3 DORNOCH RETAIL PARK,  
DORNOCH,  
IV25 3QY**

## FOR SALE/TO LET

- OFFERS OVER £175,000
- FROM £4,000 PER ANNUM - £11,500 PER ANNUM
- AVAILABLE IN WHOLE OR PART
- FROM 1,000 FT<sup>2</sup> - 4,694 FT<sup>2</sup>
- LOCATED WITHIN DORNOCH RETAIL PARK
- FREE ON STREET PARKING
- MULTI LET INVESTMENT OPPORTUNITY
- RECENTLY CONSTRUCTED TO A HIGH STANDARD



## LOCATION

Dornoch is a town, seaside resort, and former royal burgh in the county of Sutherland in the Highlands of Scotland. It lies on the north shore of the Dornoch Firth, near to where it opens into the Moray Firth to the east. The town is within the Highland local government council area. The town is near the A9 road, to which it is linked by the A949 and the B9168.

The subjects are located on Dornoch Retail Park which comprises a recently developed retail park within Dornoch. The subjects are well located for their current use.

## DESCRIPTION

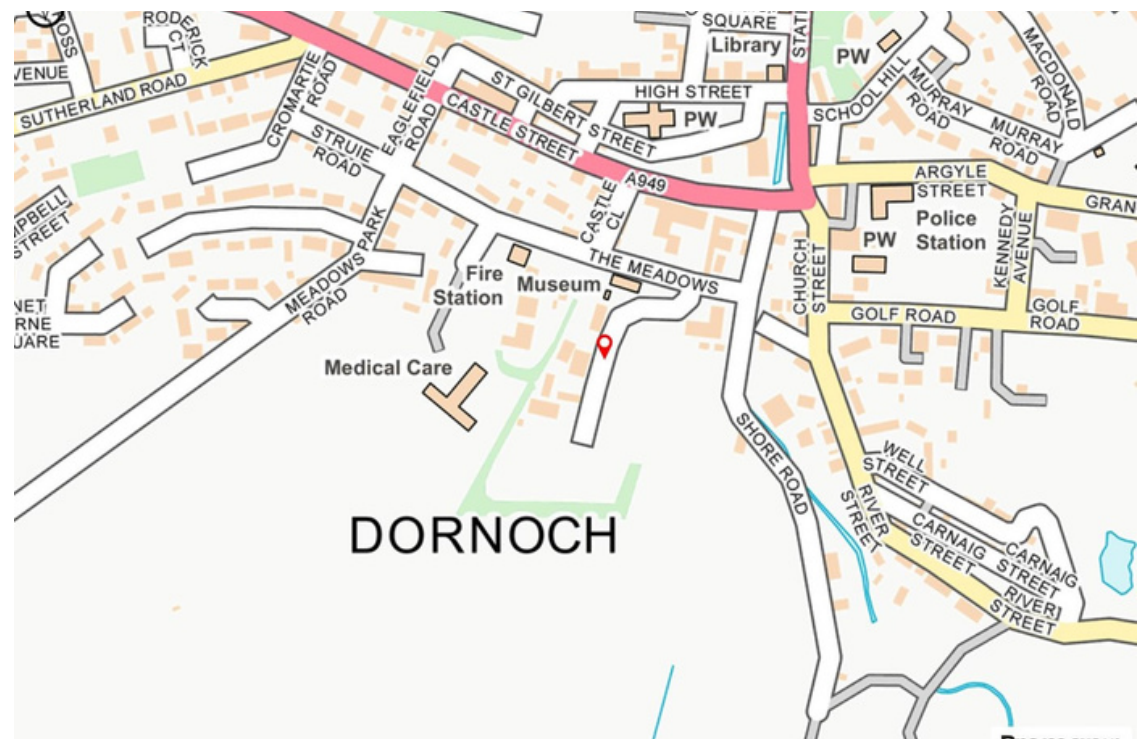
The subjects comprise a detached single storey and attic building which we understand was constructed in 2015. The building is of structural insulated panel (SIP) construction with a silicone rendered finish whilst being surmounted by a pitched roof overlaid in concrete tiles.

Internally the property is subdivided to provide the following accommodation:

Unit A: Provides an open plan retail unit with disabled w.c. and store.  
 Unit B: Provides a good sized open plan retail area with rear office area and w.c.  
 Unit C: Comprises a proposed salon area providing main open room and one treatment room and a proposed disabled w.c.  
 Unit D: Comprises a proposed salon area providing main open room and one treatment room and a proposed disabled w.c.  
 Attic floor: The area is currently partly utilised as office accommodation. In order for this space to be utilised officially a second means of escape would be required or upgrading undertaken to the fire system. This space offers good scope for additional revenue.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Highland Council Planning Department.





## PROPOSAL

Offers over £170,000 are invited for the Heritable interest for the smaller left hand retail/office unit or the property can be purchased as whole for offers over £400,000.

Lease from £4,000 per annum - £11,500 per annum.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Unit A: 98.8m<sup>2</sup>/1,063ft<sup>2</sup>  
Unit B: 92.9m<sup>2</sup>/1,000ft<sup>2</sup>  
Unit C: 26.6m<sup>2</sup>/286ft<sup>2</sup>  
Unit D: 25.34m<sup>2</sup>/273ft<sup>2</sup>  
Attic: 98.8m<sup>2</sup>/1,063ft<sup>2</sup>  
Total: 436.14 m<sup>2</sup>/4,694ft<sup>2</sup>

## RATING

The properties will require to be re-assessed upon completion.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.







#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2022.



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## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Joint Sole Agents:

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