



RETAIL

- > GROUND FLOOR RETAIL UNIT
- > FLOOR AREA: 71 M² (768 FT²)
- > PROMINENT GLAZED DOUBLE FRONTAGE
- > SUITABLE FOR VARIOUS USES STP
- > RENTAL: £10,500 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF

TO LET

59 HIGH STREET, DINGWALL, IV15 9HL

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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 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 subjects are located on the north side of the High Street in a prominent pitch on the non-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 car parking.

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit forming part of a larger 2-storey and attic traditional stone building under a pitched slate clad roof. There is a single-storey extension at the rear of block and stonework construction under a pitched slate clad roof.

The unit has the benefit of a large glazed double window display frontage to the High Street with a centrally set part glazed timber entrance door.

The property has most recently been operated as an estate agency office but may be suitable for various uses, subject to planning. The current configuration comprises an open plan retail sales area with offices and staff welfare facilities to the rear, comprising a kitchen and staff toilet.

Internally the property comprises painted plasterboard walls, a solid floor, electric wall mounted heating and fluorescent lighting.



FLOOR AREA

Accommodation	M ²	FT ²
Ground Floor	71.32	768
Total:	71.32	768

RATEABLE VALUE

NAV/RV: £8,000.

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Suitable for Class 1 (Shops) and Class 2 (Financial, Professional and Other Services) uses and may suit other uses subject to planning consent. Please discuss any proposals with the marketing agents.

LEASE DETAILS

The unit is available on the basis of either an assignment or sub-lease of an existing lease to Your-Move.co.uk Limited which runs until 10th November 2024 at a rental of £10,500 per annum, exclusive of VAT. It may be possible to agree a new lease over the property subject to agreement between the parties.

EPC

Details available on request.

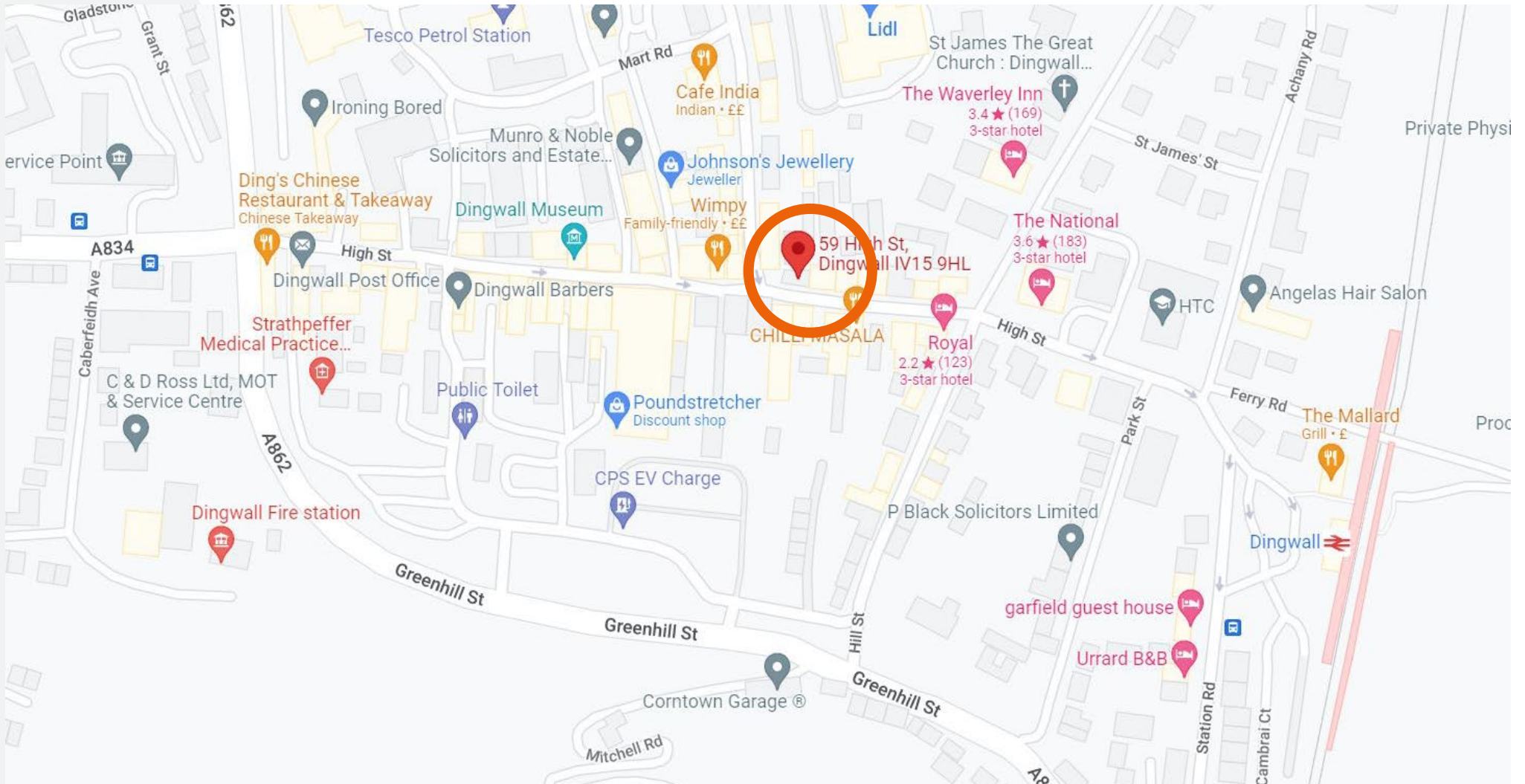
VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.





For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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