

OFFICE

- > DETACHED SINGLE STOREY OFFICE
- > FLOOR AREA: 1,219 FT²
- > FLEXIBLE LEASE TERMS
- > RENT £8,750 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF
- > ON-SITE CAR PARKING

TO LET

UNIT 6/7, BRIDGEND BUSINESS PARK, BRIDGEND ROAD, DINGWALL, IV15 9SL

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LOCATION

The property is located in the busy market town of Dingwall which lies approximately 14 miles to the northwest of the city of Inverness. Dingwall is the main retail and service centre for the County of Ross-shire. The property is situated within Bridgend Business Park, approximately 1 mile east of Dingwall town centre. Bridgend Road links directly to the A834 Dingwall to Ullapool trunk road.

Neighbouring occupiers to the property include D P Digital Media Ltd, Janey's Hair Design, Crimson UK Ltd, Albyn Medical Ltd, Airsource 1 Ltd and Strath Civil Engineering Ltd..

DESCRIPTION

The property provides ground floor office accommodation set within a standalone building of block wall construction harled externally under a pitched and tiled roof. There is a ramped access with handrails leading to a main entrance door.

Internally the current space layout comprises an open plan office plus 3 cellular rooms, staff kitchen, store and toilet facilities.

The unit benefits from a solid floor, timber double glazed windows, fluorescent strip lighting and electric storage heating.

Externally there is a bin store and an enclosed compound storage area plus ample car parking is provided on the site.

FLOOR AREA

ACCOMMODATION	SqM	SqFt
GROUND FLOOR	113.24	1,219
TOTAL	113.24	1,219



RATEABLE VALUE

The property is listed in the current Valuation Roll with a NAV/RV of: £8,500.

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

PLANNING

Class 4 (Business) Use is currently in place. Other uses may be permissible, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

EPC

Details available on request.

LEASE DETAILS

The unit is available on the basis of either an assignation or sub-lease of an existing FRI 10-year lease to Sykes Cottages Limited (subject to a tenant break option at the end of year 5 – 26th May 2027). The lease runs until 26th May 2032.

The current rental is **£8,750 per annum, exclusive of VAT.**

Full lease details can be provided to seriously interested enquirers.

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 sole agents:

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA Tel: 01463 712239
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