

**REDUCED RENT & SALE PRICE**

## RETAIL

- > GROUND & FIRST FLOOR RETAIL UNIT
- > FLOOR AREA: 741 M<sup>2</sup> (7,977 FT<sup>2</sup>)
- > PROMINENT GLAZED DOUBLE FRONTAGE
- > SUITABLE FOR VARIOUS USES, STP
- > **SALE PRICE: £195,000**
- > **RENTAL: £28,000 PER ANNUM**
- > PARKING TO FRONT AND REAR
- > IMMEDIATE ENTRY AVAILABLE

**FOR SALE / TO LET**

**70-71 HIGH STREET, DINGWALL, IV15 9RY**

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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 at the west end of the High Street in a prominent pitch on the 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 parking to the front of the unit and Wardens Lane Car Park is located to the rear of the building.

## DESCRIPTION

The subjects comprise an end of terrace ground and first floor retail unit of masonry construction under a flat roof.

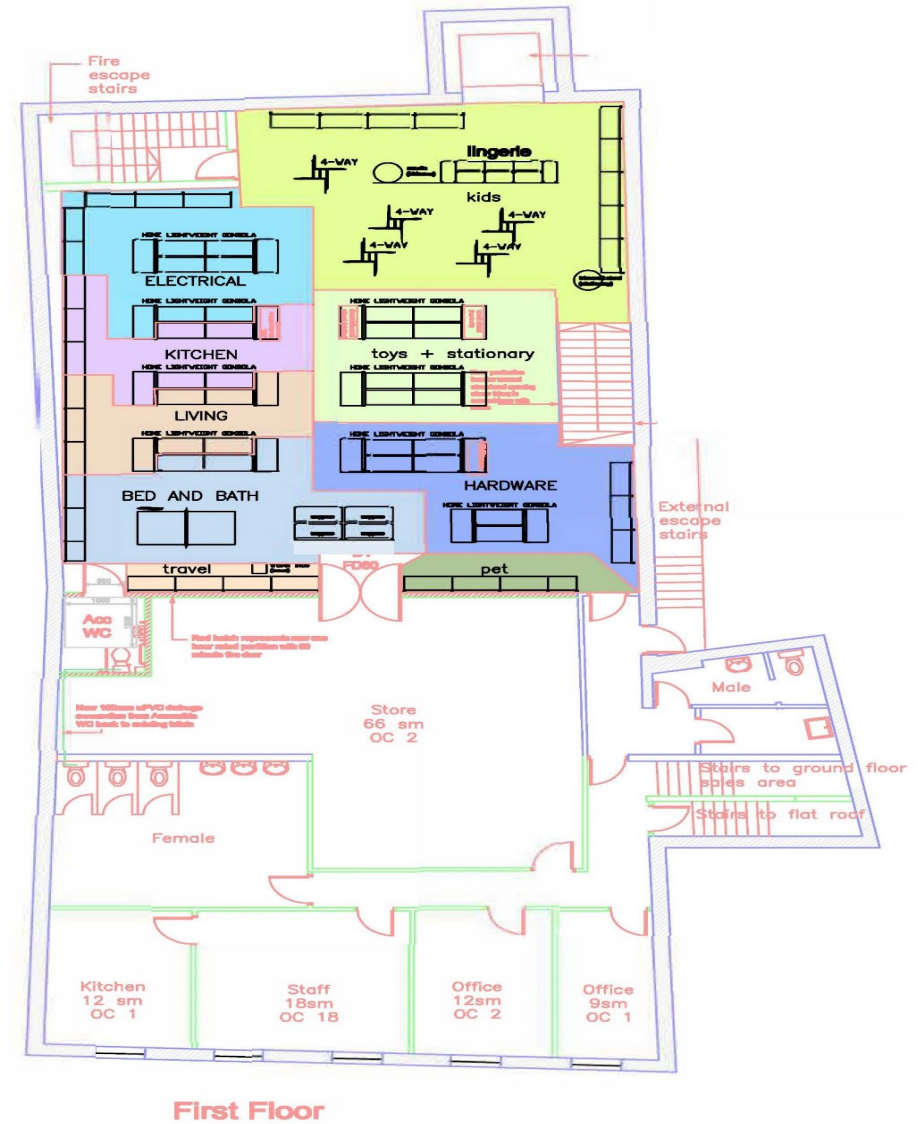
The unit has the benefit of a large glazed display frontage incorporating double recessed sections comprising 3 sets of glazed double pedestrian entrance and egress doors centrally positioned within the prominent frontage to the main High Street. There are goods delivery doors on the side and rear elevations of the building with a goods lift to the first floor at the rear.

The property is currently occupied by "The Original Factory Shop" 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 a further sales area on the first floor. In addition, the first floor provides storage, office and staff welfare facilities.



# INDICATIVE FLOOR LAYOUT PLANS

70-71 HIGH STREET, DINGWALL



**FLOOR AREA**

ACCOMMODATION	SqM	SqFt
GROUND FLOOR	392.60	4,226
FIRST FLOOR	348.47	3,751
<b>TOTAL:</b>	<b>741.07</b>	<b>7,977</b>

**RATEABLE VALUE**

The property has a current NAV/RV of £35,000 but will decrease to £33,250 as of 1<sup>st</sup> April 2023.

**PLANNING**

Suitable for Class 1 (Shops) use and may suit other uses subject to planning consent. Please discuss any proposals with the marketing agents.

**LEASE DETAILS**

The unit is available to lease on full repairing and insuring terms for a period to be agreed at a rental of £28,000 per annum, exclusive of VAT.

**SALE**

Our client's heritable interest in the property is available "For Sale" at a reduced sale price of £195,000, exclusive of VAT.

**EPC**

Details available on request.

**VAT**

VAT will apply to any transaction.

**COSTS**

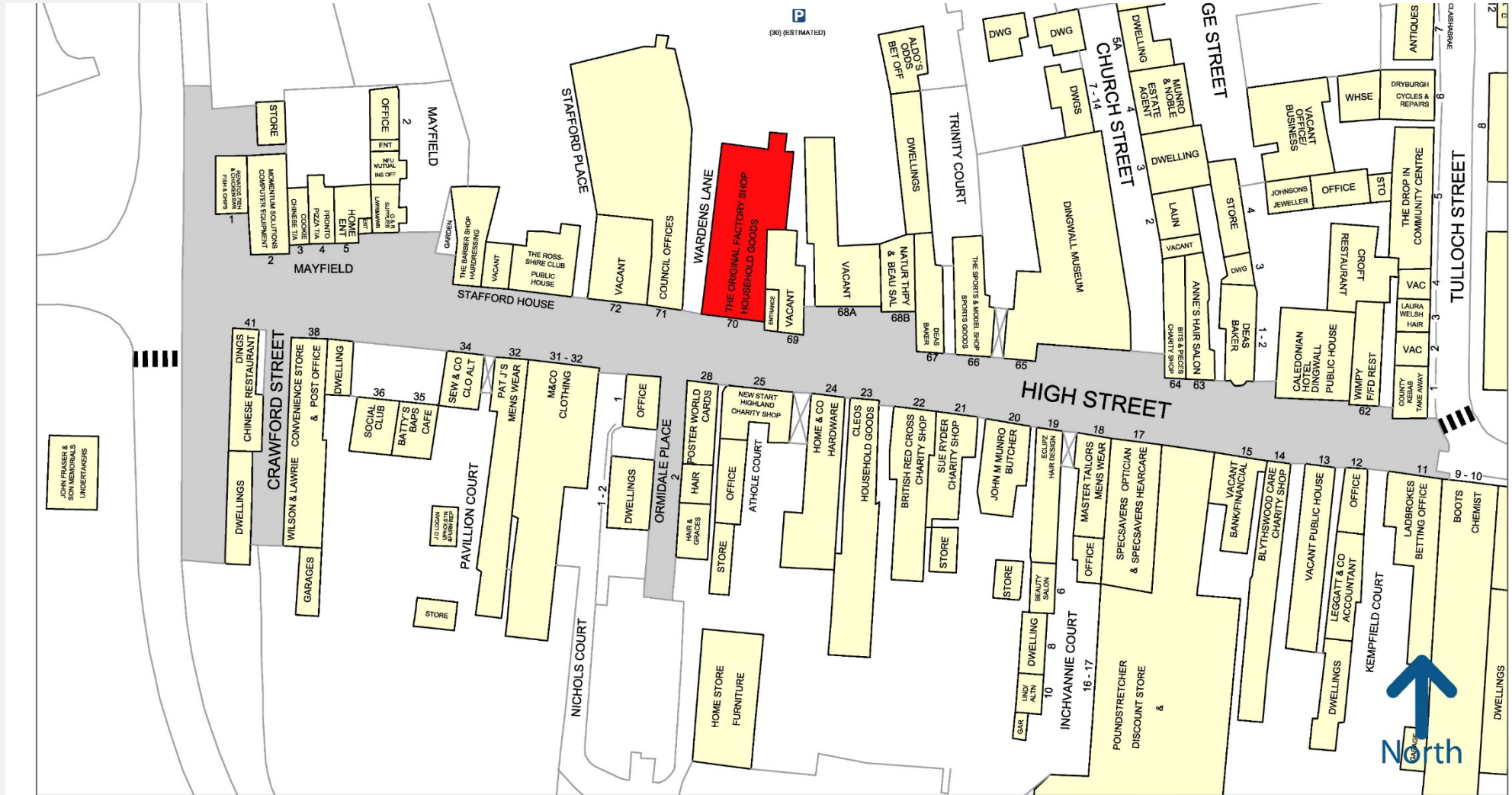
Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



## WARDENS LANE CAR PARK TO REAR OF BUILDING

70-71 HIGH STREET, DINGWALL





For further information or viewing arrangements please contact the joint agents:

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