

Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

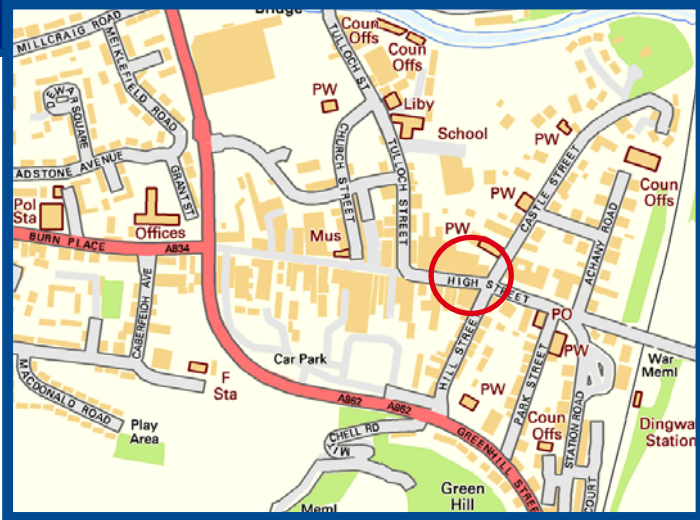
TO LET LICENSED PREMISES

THE VIKING BAR
HIGH STREET, DINGWALL
IV15 9RY

RENT: £15,000 RISING TO £20,000



- PRIME LOCATION, CENTRALLY POSITIONED.
- GROUND FLOOR ACCOMMODATION, EXTENDING TO 143.5 M² (1545 ft²)
- NEIGHBOURS INCLUDE - CLYDESDALE BANK, THE ROYAL HOTEL, THE MALLARD
ROSS COUNTY FOOTBALL STADIUM



LOCATION

Dingwall is strategically located 14 miles north of Inverness and boasts a population in the region of 6,000. It is the market town of Ross & Cromarty and is recognised as the principle administrative town serving the region. Specifically, the premises are centrally located on Dingwall High Street.

DESCRIPTION

The subjects comprise Ground Floor Public Bar Premises attached a two storey building incorporating The National Hotel

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:-

Bar Area	112.3 M ²	1209 FT ²
Beer Cellar	9.5 M ²	102 FT ²
Toilets	21.7 M ²	234 FT ²
GIA	143.5 M ²	1545 FT ²

SERVICES

Mains water and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

To be reassessed at time of new occupancy. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification.



RENT

£15,000 rising to £20,000 *Rent proposed depending on terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of Stamp Duty Land Tax, registration dues and any VAT thereon. In the circumstances of a short term lease, the incoming tenant may be required to contribute to, or pay the Landlord's reasonable costs.

VAT

VAT is payable on the rent and will be added at the prevailing rate.

ENTRY

The subjects are available for early entry.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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