£12,000 p.a (no VAT)

INCENTIVES AVAILABLE

FOR LONGER TERM LETS



COMMERCIAL PREMISES

- PRIMELY LOCATED ON TULLOCH STREET, CLOSE TO DINGWALL CENTRE
- GROUND , FIRST & ATTIC FLOOR ACCOMMODATION, EXTENDING TO 254.4 m² (2,738 ft²)
- NEIGHBOURS INCLUDE TESCO, LIDL, TSB BANK, BANK OF SCOTLAND
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING

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TULLOCH STREET

DINGWALL

IV15 9JZ

TULLOCH STREET, DINGWALL, IV15 9J7

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, which has a population of over 50,000. The subjects are located opposite to the main goods entrance of the 45,000 sq ft Tesco Superstore.

DESCRIPTION

The premises comprise a two storey and attic detached building of traditional construction. The premises is suitable for a variety of uses, subject to planning approval.

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a rateable value of £10,500. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2022/23 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

ACCOMMODATION

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

Ground Floor	110.3 M ²	1187 FT ²
First Floor	99.4 M ²	1070 FT ²
Attic Floor	44.6 M ²	481 FT ²
GIA	254.4 M ²	2738 FT ²

SERVICES

Mains water and electricity services are connected to the www.gsproperty. Drainage is to the main sewer.

DATE OF ENTRY

Early entry available, subject to completion of legal missives.

LEASE TERMS

The subjects are available To Let on terms to be agreed at an initial rental of £12,000 per annum (no VAT) based on a new five year Lease Term. Shorter term Let's may be available, details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

VAT

All prices quoted are exclusive of VAT which may be added at the prevailing rate. where applicable.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact the agents Grant Stewart Chartered Surveyors :-

Willem Stewart Email: ws@gs-cs.co.uk

Grant Stewart Chartered Surveyors, Ness Mews, Ardross Place, Inverness, IV3 5BY

Tel: 01463 718719 Fax: 01463 710712 www.gs-cs.co.uk









Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- December 2022