



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

COMMERCIAL PREMISES

- PRIME LOCATION, CENTRALLY POSITIONED
- SUITABLE FOR A VARIETY OF USES - OFFICE, RETAIL, RESTAURANT, STORAGE / DISTRIBUTION, GYM / DANCE STUDIO, NURSERY (ALL SUBJECT TO PLANNING)
- GROUND FLOOR ACCOMMODATION EXTENDING TO 500 M2 (5,382 FT2)



FOR SALE

[DUE TO RELOCATION]

**DINGWALL BAPTIST CHURCH
TULLOCH STREET, DINGWALL**

PRICE

OFFERS OVER £220,000

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 primely located on Tulloch Street, Nearby occupiers are of mixed use, including Tesco Superstore, Lidl, TSB Bank, Bank of Scotland, Boots, Poundstretcher and New Look.

DESCRIPTION

The subjects comprise a detached, single storey commercial building of concrete block / brick wall construction with monopitched steel profile sheet roof. There is a store to the rear of the property of concrete block wall construction with sloped corrugated metal sheet roof. The parking and circulation areas have been flagged and finished in hardcore.

The premises would be suitable (subject to planning) for a variety of uses as follows:-

Office, Retail, Restaurant, Storage/Distribution, Gym/Dance Studio, Nursery.

ACCOMMODATION

The accommodation can be summarised as follows:-

Entrance Vestibule & Lobby, Office/Staff Room, Main Hall, Function Hall, Kitchen, Creche, Male / Female / Disabled Toilets.

The ground floor accommodation extends to approximately 500 m² (5,382 ft²). The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice. The parking and circulation areas have been finished in tarmacadam.

SERVICES

The subjects are connected to mains supplies of water, electricity and gas, whilst drainage is to the main sewer.

RATES

The property is currently entered in the Valuation Roll with a rateable value of £17,750. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2020/21 for rateable values under £35,000, excluding water and sewerage charges.

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.

SALE PRICE

Offers over £220,000 are sought.

ENTRY

The Immediate entry is available, subject to completion of legal missives.

FURTHER INFORMATION / VIEWING

Strictly by appointment through the sole agents:-

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