



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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**UNIT 1, BAXTERS INDUSTRIAL ESTATE
MUIR OF ORD, IV6 7UF**

UNIT 1 RENT: £10,500 + VAT PA

WHOLE BUILDING RENT: £21,000 + VAT PA

- COMMERCIAL PREMISES
- UNIT 1 - 128.65 m² (1,385 ft²)
- WHOLE BUILDING - 256.15 m² (2,757 ft²)
- SUITABLE FOR A VARIETY OF USES
- ADDITIONAL YARD SPACE TO FRONT

LOCATION

The subjects are located in Muir of Ord on Baxters Industrial Estate. Muir of Ord is a village in Highlands situated near the western boundary of the Black Isle, about 20 km west of the city of Inverness, and 10 km south of Dingwall. It has a population of circa 3,000. Nearby occupiers are of mixed commercial use.

DESCRIPTION

The subjects comprise a semi-detached, ground floor, commercial unit within a detached, single storey building of steel frame and concrete block construction, with profile metal sheet cladding. The roof is pitched and clad with profile metal sheeting. The unit includes a roller shutter door with yard space to the front.

ACCOMMODATION

The accommodation may be summarised as follows;

UNIT 1:
Ground Floor: Workshop, Office & Toilet.

The subjects have a Gross Internal Area of 128.65 m² (1,385 ft²).

The entire building has a Gross Internal Area of 256.15m² (2,757 ft²).

SERVICES

The subjects have mains connections to water, electricity and drainage.

RENT

The subjects are available to rent at £10,500 plus VAT per annum. The entire premises are available to rent at £21,500 plus VAT per annum.

RATEABLE VALUE

The subjects (Unit 1) are listed in the current Valuation Roll with a Rateable Value of £7,750. The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2021/2022, for rateable values under £51,000, excluding water and sewerage charges.

VAT

The property is VAT elected, therefore VAT will be charged on the rent.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

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

ENTRY

Immediate entry is available subjects to conclusion of legal missives.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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