

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 m<sup>2</sup> (1,385 ft<sup>2</sup>)
- WHOLE BUILDING 256.15 m<sup>2</sup> (2,757 ft<sup>2</sup>)
- SUITABLE FOR A VARIETY OF USES
- ADDITIONAL YARD SPACE TO FRONT

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#### 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 m<sup>2</sup> (1,385 ft<sup>2</sup>).

The entire building has a Gross Internal Area of 256.15  $\rm m^2$  (2,757 ft²).

#### SERVICES

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

#### RENT

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

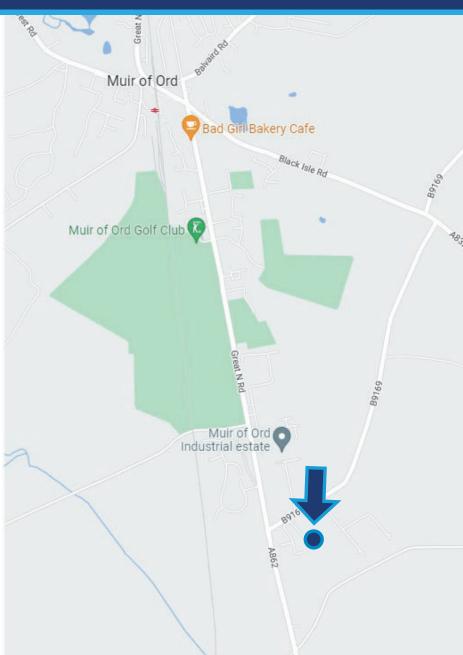
For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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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:- March 2022

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