



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

COMMERCIAL PREMISES | 500M2 (5,382 FT2) Approx

- TRADE COUNTER PLANNING CONSENT
- DEVELOPMENT BRIEF SUPPORTS BUSINESS & COMMUNITY USES
- SUITABLE(SUBJECT TO PLANNING) FOR A VARIETY OF USES - OFFICE, RETAIL, RESTAURANT, STORAGE / DISTRIBUTION, GYM / DANCE STUDIO



TO LET/MAY SELL

**COMMERCIAL PREMISES
TULLOCH STREET, DINGWALL**

ASKING RENT

£20,000 PER ANNUM

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, Bank of Scotland, Boots, Poundstretcher and M&Co.

DESCRIPTION

The subjects are of single storey primarily steel truss roof construction over block and brick walls. The roof covering comprises insulated metal sheeting. There is a generous parking / yardage area fronting the property with direct access to Tulloch Street. 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.

ACCOMMODATION

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.

SERVICES

Mains electricity and gas meters currently removed. Water is connected and drainage is to 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 2022/23 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.

RENT

£20,000 per annum.

SALE PRICE

Price on application.

VAT

VAT is non applicable as the property has not been elected to pay VAT

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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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 independently as to the incidence of VAT in respect of any transaction.

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