



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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**COMMERCIAL UNIT
TOMICH INDUSTRIAL ESTATE
MUIR OF ORD, IV6 7UA**

- NEWLY CONSTRUCTED BUILDING
- GIA - 185.81 M2 (2,000 FT²) APPROX
- SUITABLE FOR A VARIETY OF USES

RENT: £20,000.00 PA



LOCATION

The subjects are located in Muir of Ord on Tomich 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 detached, single storey, commercial unit of steel frame and concrete block construction, with profile metal sheet cladding. The roof is mono-pitched and clad with profile metal sheeting.

ACCOMMODATION

The subjects have a Gross Internal Area of approximately 185.81m² (2,000 ft²).

SERVICES

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

RENT

The subjects are available to rent at £20,000.00 plus VAT per annum.

RATEABLE VALUE

To be assessed.

The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2024/2025, 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

By mutual agreement.

FURTHER INFORMATION

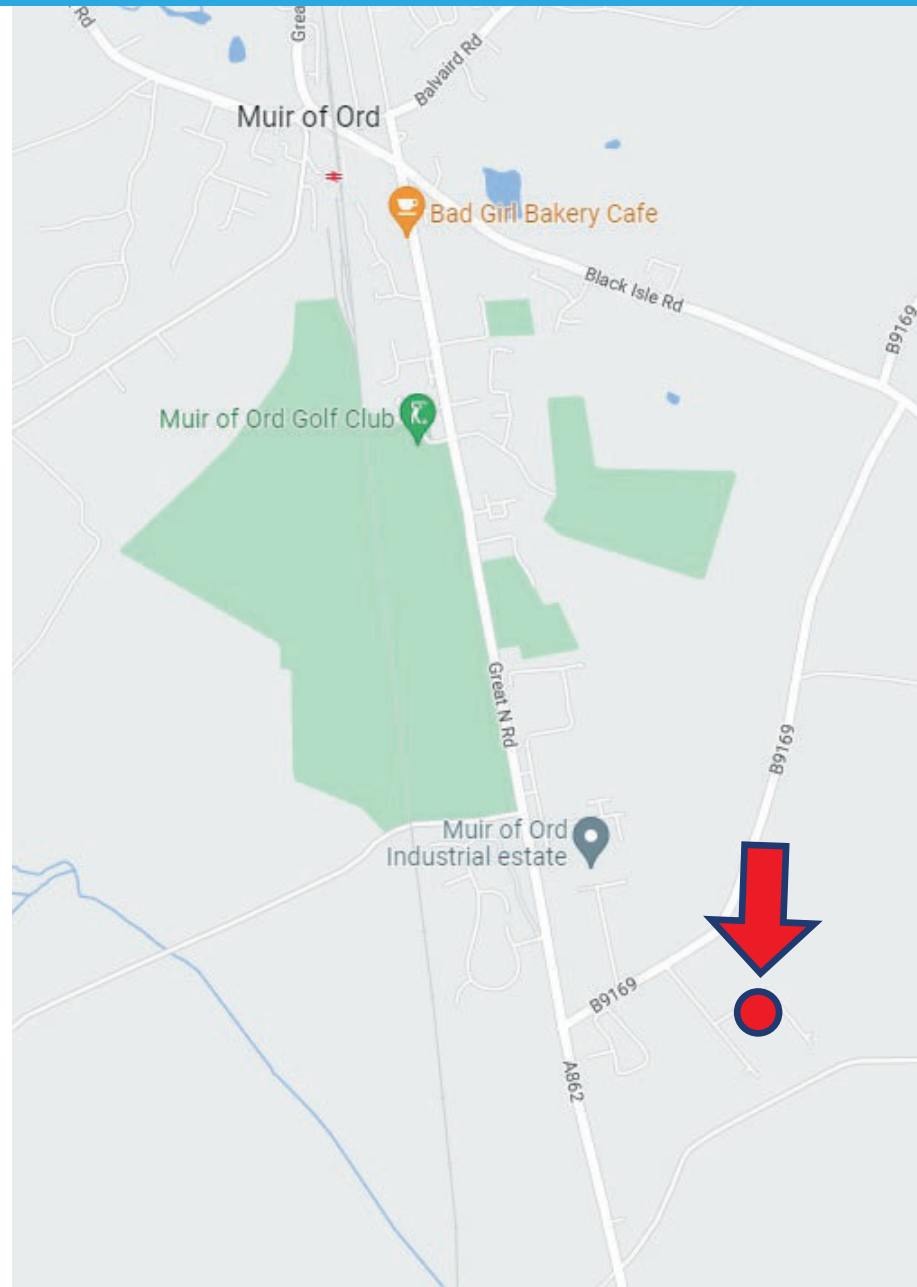
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