



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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UNIT 1A, TOMICH INDUSTRIAL ESTATE, MUIR OF ORD, IV6 7UA

- COMMERCIAL BUILDING & YARD SPACE
- GIA - 192.53 M2 (2,027 FT²) APPROX
- SUITABLE FOR A VARIETY OF USES

RENT: £25,000.00 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 level, hardcore-surfaced and fenced commercial yard extending to approximately 0.111 ha (0.274 acres). Erected within the site is a detached modern commercial building, completed to a good standard of specification. The building is of portal steel frame construction, with a partial concrete block outer leaf to the frontage finished with a harled exterior. The remaining external walls are clad with insulated profile metal sheeting. The roof is of steel portal frame design with metal purlins, also clad in insulated profile metal sheeting.

ACCOMMODATION

The commercial building has a Gross Internal Area of 192.53m² (2,027 ft²). The accommodation can be summarised as follows:- Main Warehouse and Showroom, Retail areas, Kitchen/Staff Room, Office and Toilet.

SERVICES

The subjects have mains connections to water, electricity and drainage. Heating Kerosine is to be exchanged at litre rate on the date of entry (quantity to be estimated and agreed).

RATEABLE VALUE

The subjects are listed in the current Valuation Roll with a Rateable Value of £15,600. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, for rateable values under £51,000, excluding water and sewerage charges.

MOVEABLE ITEMS

Various shipping containers are available by separate arrangement at £3,000 per container to purchase, otherwise the Landlord will remove from site prior to new tenancy.

RENT

The subjects are available to rent at £25,000 excluding VAT per annum.

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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