



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

COMMERCIAL PREMISES

- PRIME LOCATION AT DINGWALL BUSINESS PARK
- SUITABLE FOR USE AS A FOOD PROCESSING & DISTRIBUTION FACILITY
- ACCOMMODATION EXTENDING TO 250 M2 (2,691 FT2)



FOR SALE

5 INCHROY DRIVE
DINGWALL, IV15 9XH

SALE PRICE

£250,000 ex VAT

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 situated within the Dingwall Business Park within an area of mixed Industrial and Office properties.

There are a number of high profile occupiers in the business park including Maclean Electrical, The Edinburgh Salmon Company, RJ McLeod and Wester Ross Fisheries.

DESCRIPTION

The subjects comprise a detached, single storey, bespoke commercial building that has been fully designed for food preparation & distribution. The building is of timber frame construction, with timber cladding to the exterior walls. The roof is of hipped design, clad with concrete interlocking tiles.

In addition, there is a moveable purpose built walk in freezer of insulated panel construction, constructed on a concrete pad with ramp access to side and rear.

ACCOMMODATION

The accommodation can be summarised as follows:-

Main Building - 250 m² (2,691 ft²)
External Walk in Freezer - 86.3 m² (929 ft²)

The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

SERVICES

The subjects are connected to mains supplies of water, electricity, whilst drainage is to the main sewer. Underfloor heating is provided by an liquid propane gas (LPG) system.

RATES

The property is currently entered in the Valuation Roll with a rateable value of £18,000. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2022/2023 for rateable values below £51,000, 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.

SALE PRICE

£250,000 is sought for the heritable interest (absolute ownership, no ground lease). The equipment & moveable fittings are available by separate negotiation, this includes the external walk in, purpose built freezer unit.

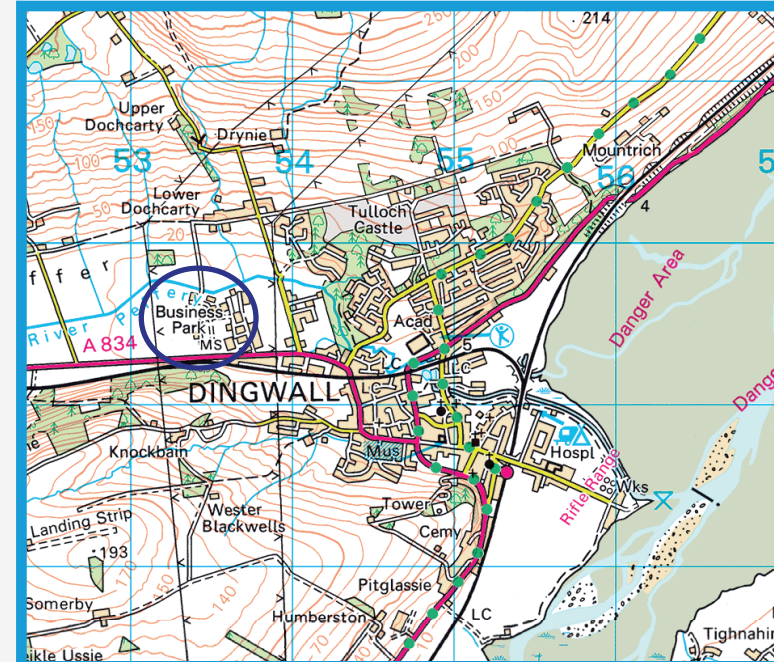
ENTRY

The Immediate entry is available, subject to completion of legal missives.

FURTHER INFORMATION / VIEWING

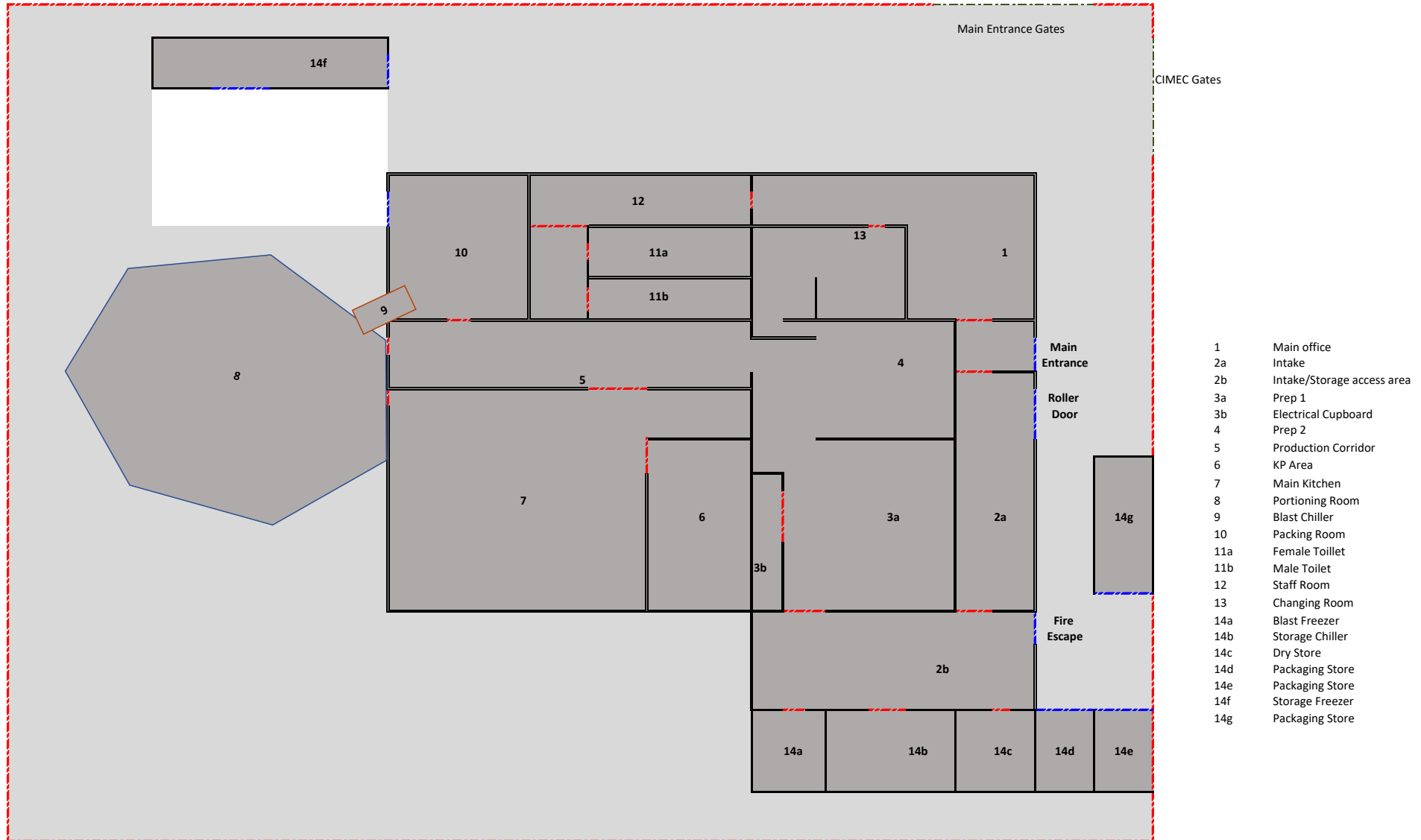
Strictly by appointment through the sole agents:-

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INDICATIVE PLAN ONLY / NOT TO SCALE