



TO LET

59 High Street, Dingwall, IV15 9HL

- ✓ 71.32 sq m (768 sq ft) ✓ £12,000 per annum rental
- ✓ Suitable for a range of occupiers ✓ Mix of open planned and cellular internal layout



ALLIED SURVEYORS SCOTLAND

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DESCRIPTION

The subjects comprise a ground floor retail unit situated in the centre of Dingwall. The most recent use of the property has been as an estate agents. Internally, there is a large open plan area to the front of the unit which is of a size suitable for a range of retail operations. To the rear of the property are a number of offices which could also be potential storage rooms with additional kitchenette. The property is suitable for a wide range of uses and occupiers subject to the relevant consents being obtained by the local authority.

LOCATION

The subjects are located on the High Street in the centre of the town of Dingwall. Dingwall is situated approximately 15 miles north-west of the Highland capital of Inverness. The town benefits from a reasonable selection of amenities and supports good transport links by road and rail to the rest of the Highlands. Surrounding occupiers include a number of local and national operators.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 71.32 sq m (768 sq ft) of accommodation comprising the following:

Ground Floor

Front sales area, Rear Office 1, Rear Office 2, Kitchenette, WC

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A rental level of £12,000 per annum on flexible terms are sought.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,000 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme.

UTILITIES

The property has connections of mains water, electricity and drainage. Heating is provided by wall mounted electric heating.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'D'.

LEGAL COSTS

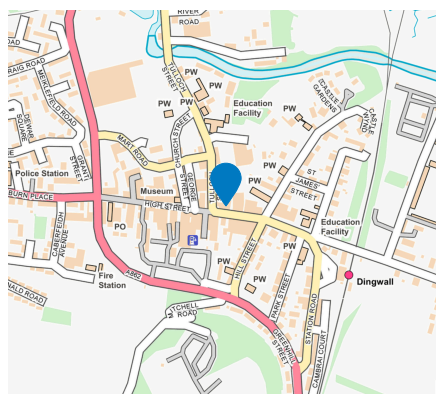
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

AML REQUIREMENTS

To satisfy our money laundering requirements, once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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