ALLIED SURVEYORS SCOTLAND

Retail

TO LET / FOR SALE



55 High Street, Dingwall, IV15 9HL

Ground Floor Retail Unit

Summary

Tenure	To Let / For Sale
Available Size	1,073 sq ft / 99.68 sq m
Rent	£6,000 per annum
Rateable Value	£6,750
EPC Rating	A (15)

Key Points

- Eligible for up to 100% rates relief under the Small Business Bonus Scheme
- Prominent frontage
- Available to let from £6,000 per annum
- Flexible leasing terms available
- Centrally located on Dingwall High Street
- Flexible layout suitable for a range of uses and occupiers
- May Sell

55 High Street, Dingwall, IV15 9HL

Description

The subjects comprise a ground floor retail unit within a two and a half storey mixed use terraced building. Internally the property is generally laid out in an open planned basis, with sales area to the front and storage space to the rear. 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 occupy a prominent position with frontage onto the High Street in the centre of Dingwall. Dingwall lies approximately 15 miles north-west of Inverness, the capital of the Highlands. The town offers a good range of amenities and benefits from strong road and rail connections to the wider Highland region. Surrounding occupiers include a mix of local businesses 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 the following accommodation:

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	1,073	99.68
Total		**1,073**	**99.68**

Viewings

By appointment through the sole agents Allied Surveyors Scotland.

Rental Terms

The subjects are available to let on a full repairing and insuring (FRI) lease, with flexible terms, at a rental of £6,000 per annum.

Sale

Offers are invited for the heritable interest in the property.

Utilities

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

Rates Relief

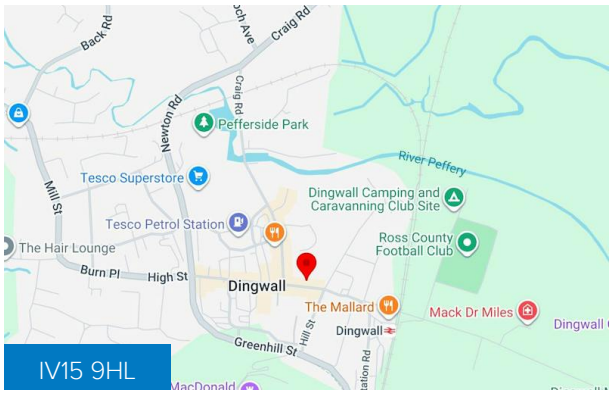
Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

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.







Viewing & Further Information

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