

# CROMARTY HARBOUR TRUST

The Harbour, CROMARTY IV11 8YN  
VAT Reg No GB 743 1486 35

“A friendly, flexible, safe working harbour open to visitors and locals”

TO LET

**Harbour sheds – 1 large unit & 2 smaller units available**



Artist impression of new sheds.

Due for completion in April, the Trust is offering out units for rental. Two properties are being newly reconstructed comprising traditionally built and insulated Acoya timber sheds with insulated plastic coated corrugated roofs. There are three separate sheds available for rental – one larger Fisherman's shed, whilst the other shed has been split into two to offer two smaller rental spaces (the Trust Store and the Trust Office).

The Fisherman's shed has a standard door entry facing into the harbour and a wider sliding door to the side facing North. Ramp access is also available. The other shed is situated to the west of the Fisherman's shed and has been split into two units, one accessed via a standard door, the other by a sliding door. All floors are concrete finished. All units have toughened glazed windows.

## **Location**

The properties are sited at Cromarty Harbour, a mixed commercial and recreational harbour, in the small coastal town of Cromarty at the top of the Black Isle, approximately 20 miles from Inverness. The local community is well served by shops and restaurants.

## **Sizes**

<b>Property</b>	<b>Internal Area</b>	<b>Rental (pcm)</b>
Fisherman's store:	6.8m x 3.1m	£160
Trust Store (Lhs):	2.6m x 3.8m	£75

Trust Office (Rhs):

2.2m x 3.8m

£65

Rental costs will be subject to VAT.

### **Services**

The property benefits from having electricity supply. Each unit has two double sockets and Led lighting. Sockets could be reviewed in line with requirements if the build is still to be completed. Cost of electricity is in addition and will be quantified through a dedicated meter.

Water is accessible via an outside tap just opposite the buildings. The Fisherman's Shed has a capped drainage outlet to the sea.

Toilet facilities will be available by accessing the facility at the Boat Club; public toilets are also available close by.

The properties will be covered by a harbour-wide CCTV system.

External lighting will be by LED floodlights situated along the west pier, at the northern end of the mole and on the apex of the western shed.

Temporary loading facility permitted next to premises. Parking in harbour layby.

### **Energy Performance Certificate**

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

### **Lease Terms**

The units are offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

Lease period will be from one month to 5 years.

Rent will be reviewed on a three-year cycle.

Tenant will accept the premises in their current condition and will maintain them in that condition.

The Trust will arrange for building insurance for the premises, but the tenant is responsible for insuring their own contents although this may be done by the Harbour as part of their wider insurance arrangements and recharged appropriately.

Any lease would not start until the new offices/stores have been built and it will be the Trust's final decision on when they will hand over the property to the tenant. Expected handover 1 May 2020.

### **Rateable Value**

The harbour qualifies for the Small Business Bonus scheme and gets the benefit of 100% relief. The trust is currently checking with Highland Council's Assessors Office to see if any change in our rateable value may occur; we believe it to be unlikely.

### **Further details**

For further details or to arrange to view the premises contact [info@cromartyharbour.org](mailto:info@cromartyharbour.org)

Any intending offerors must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of a formal lease governing the rental of the propert(ies).