



Units 1, 2, 4, 5, 6 Golspie Industrial Estate, Golspie, Sutherland, KW10 6RN

The premises comprise a variety of industrial units in a detached block offering office, workshop, storage and ancillary accommodation.

- On the instructions of Highlands & Islands Enterprise
- Part leased / part vacant
- Price: On application



LOCATION

The premises are located within Golspie Industrial Estate which lies to the north of Golspie between Main Street and Back Road where access is taken from. There are a number of occupiers on the estate including a Dental Practice.

DESCRIPTION

The premises comprise a variety of industrial units in a detached block offering office, workshop, storage and ancillary accommodation.

ACCOMMODATION

Units comprise as follows:

Unit	Accommodation	Floor Area
1	Workshop/Store	106.5 sq.m
2	Workshop/Store/ Office	246.06 sq.m
4	Workshop/Store	25.10 sq.m
5	Workshop/Store	25.10 sq.m
6	Workshop/Store	71.2 sq.m

We calculate the total floor area for the accommodation to be 473.96 sq.m / 5,102 sq.ft or thereby. All areas quoted are approximate.

RATEABLE VALUE

The premises are listed in the current Valuation Roll as having a Rateable Value as follows:

Unit	Rateable Value
1	£18,000
2	£4,250
4	£650
5	£600
6	£1,500

TENURE

The subjects are held on the basis of outright ownership of the heritable interest subject to any occupational leases.

Unit	Tenant	Date of Expiry	Rental (pa)
1	Ian Williamson	30/09/20	£2,500
2	Vacant	N/A	N/A
4	James Urquhart	31/12/26 Break: 30/12/21	£675
5	Colin Campbell	17/01/22	£675
6	Gary Nicholson	14/01/23	£1,875

SALES TERMS

It may be a material condition of any sales that the purchaser enters into a Section 32 Agreement whereby the future use of the subjects are restricted to Use Classes 4, 5 & 6 of The Town & Country Planning (Use Classes) (Scotland) Order 1997

PRICE

On application.

VAT

All prices quoted are exclusive of VAT.



GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic, social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

LEGAL COSTS

Each party will meet their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

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To arrange a viewing contact:



Andrew Rose

Surveyor

andrew.rose@g-s.co.uk

01463 236977



Kenny McKenzie

Surveyor

kenny.mckenzie@g-s.co.uk

01463 236 977

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: January 2018