



Unit 5A/5B, Brora Industrial Estate, Brora, KW9 6LA

Fully refurbished office with generous car parking.

- Rent Sought: £17,000 per annum plus VAT
- Floor Area: 322.64 sq.m / 3,472 sq.ft or thereby
- Flexible lease terms available



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The premises are located on Stafford Terrace within Brora Industrial Estate in the east Sutherland town of Brora. The industrial estate is located to the east of Brora town centre and is within close proximity of the A9 trunk road and Brora's Railway Station. Inverness is approximately 58 miles south, whilst Wick is approximately 46 miles north. Surrounding occupiers include Capaldis Brora Ltd, Highland Council and Highland Bespoke Furniture Ltd.

DESCRIPTION

The premises comprise a single storey detached unit fitted out for call centre / office use with generous car parking.

Internally, the office space is split between one main open plan office, two individual offices and a meeting room with raised access floors and air conditioning in place.

ACCOMMODATION

The accommodation comprises as follows:

Ground Floor: Main Open Plan Call Centre Area, Two Offices, Store, Kitchen/ Staff Room, Meeting Room, Gents WCs, Ladies WCs, Disabled WCs, Shower Room.

The Gross Internal Floor Area is calculated to extend to 322.64 sq.m/ 3,472 sq.ft or thereby.

SERVICES

The premises are connected to mains water and electricity with drainage being to the main sewer. Heating is provided by way of an oil fired wet radiator central heating system. The property also benefits from having an air conditioning system.

RATEABLE VALUE

Unit	Rateable Value
Unit 5A / 5B	£17,500

Discounts may be available on application to Highland Council.

SALE PRICE

Offers in excess of £115,000 net of VAT are invited for the benefit of our client's heritable interest in the subjects.

LEASE TERMS

The premises are also available to let for a minimum period of 1 year on Full Repairing and Insuring terms. Any lease with a period in excess of 5 years will be subject to 5 yearly rent reviews. Insurance is recharged separately.

RENTAL

A rent of £17,000 per annum is sought net of VAT.

Rental incentives may be available.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

It may be a material condition of any sales that the purchaser enters in a Section 32 Agreement whereby the future use of the subjects are restricted to Use Classes 4 of the Town and Country Planning (Use Classes) Scotland Order 1997.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will meet their own legal costs with the tenant liable for LBTT and registration dues where applicable.

ENTRY

Entry is by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

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To arrange a viewing contact:



Andrew Rose

Surveyor

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Surveyor

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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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2019