



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

The premises comprise a single storey detached unit extended and converted into a call centre/ offices with a generous sized car park.

- On the instructions of Highlands and Islands Enterprise
- Offers in excess of £115,000 net of VAT
- Alternatively a rent of £18,500pa is sought net of VAT
- 322.64 sq.m/ 3,472 sq.ft or thereby
- Modern offices/call centre/refurbished



## LOCATION

The premises are located within the Brora Industrial Estate. Other occupiers on the estate include a production facility for Harry Gow Bakers.

## DESCRIPTION

The premises comprise a single storey detached unit extended and converted into a call centre/ offices with a generous sized car park.

## 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

## 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 5 years on Full Repairing and Insuring terms. Any lease with a period in excess of 5 years will be subject to 5 yearly rent reviews.

## RENTAL

A rent of £18,500 per annum is sought net 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.

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 Stamp Duty Land Tax and registration dues where applicable.

## ENTRY

Entry is by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

Band G

## 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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6. Date of Publication: January 2018