



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



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



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	£1,800
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

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>

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:



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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: January 2019