



**ALLIED**  
**SURVEYORS**  
**SCOTLAND**



## TO LET

### Drumnadrochit Development

- ✔ Brand new commercial units located adjacent to Drumnadrochit Health Centre
- ✔ Suitable for a variety of commercial uses falling under class 2 and class 4.
  - ✔ Available to lease from £6,000 per annum.
- ✔ Flexible lease terms and generous incentives may be available
  - ✔ Pre-lets available.



#### DESCRIPTION

The subjects will comprise a detached commercial building of block construction beneath a pitched roof clad in slate. Internally, the property will be split into four separate units which will be finished to developers shell.

#### LOCATION

The subjects are situated off the main A82 road in Drumnadrochit adjacent to the recently completed Drumnadrochit Health Centre. Drumnadrochit is a popular tourist village with a population of approximately 1,020 located on the shores of Loch Ness.

#### ACCOMMODATION

The subjects are proposed to provide 310.7 sq m (3,345 sq ft) comprising the following:

Ground Floor:

Suite 1 - 78.6 sq m (846 sq ft)  
Suite 2 - 103.7 sq m (1,117 sq ft)

First floor:

Suite 3 - 62.1 sq m (668 sq ft)  
Suite 4 - 66.3 sq m (714 sq ft)

#### LEASE TERMS

The subjects are offered on a new lease on flexible terms.

#### RATEABLE VALUE

The subjects will require to be assessed prior to occupation. The uniform business rate for the current year is 46.6 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £15,000 or less.

#### UTILITIES

The property has supplies of mains water, electricity and drainage.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

#### ENTRY

On completion of legal formalities.



#### VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

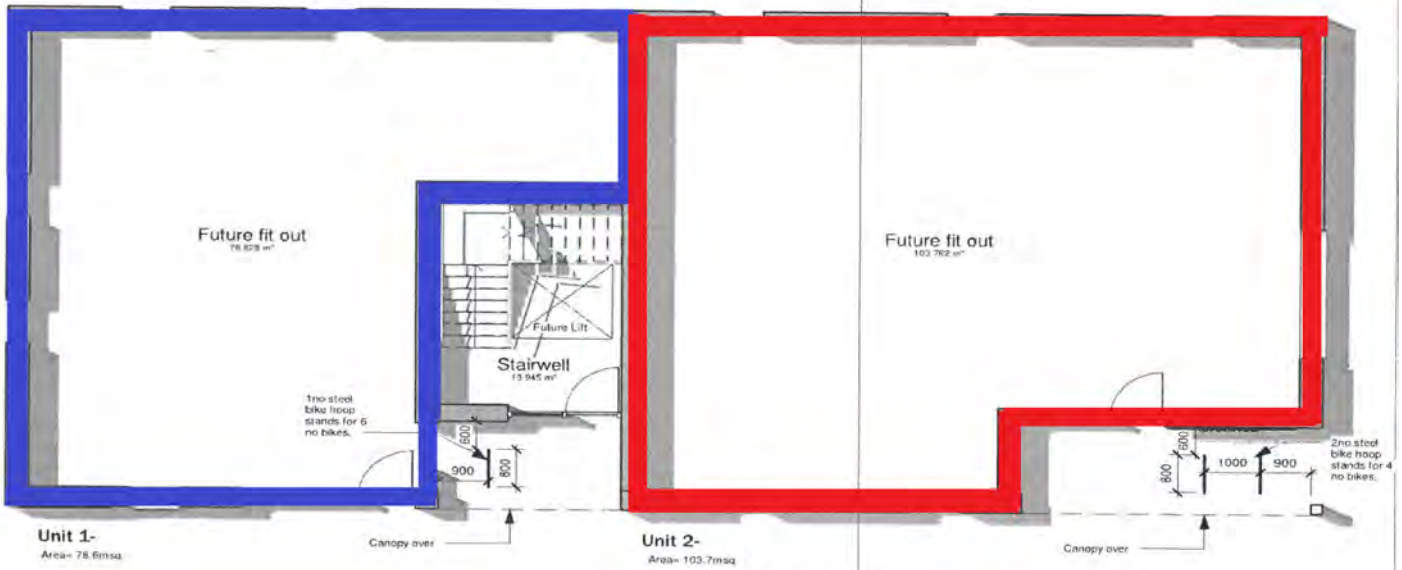
Andy Gray MA (Hons) MRICS | Tel. 01463 239494

[andy.gray@alliedsurveyorsscotland.com](mailto:andy.gray@alliedsurveyorsscotland.com)

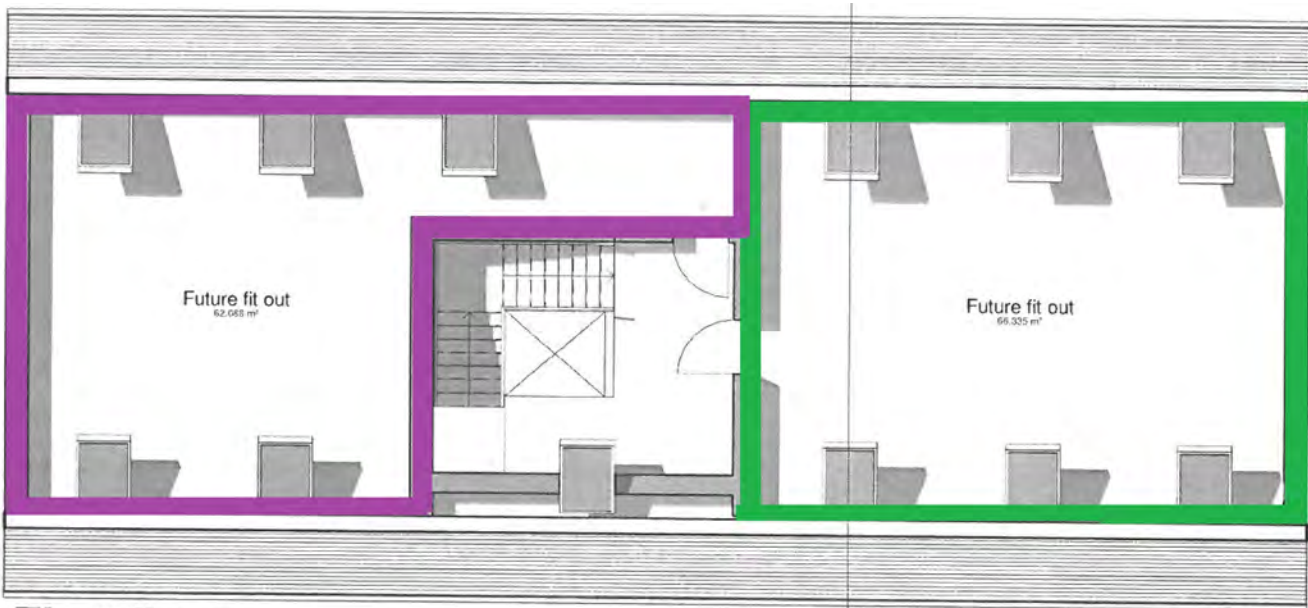
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# Floor Plans



## Ground floor



## First floor