

AVAILABLE TO LET

# 68 High Street | Dingwall

68 High Street, Dingwall IV15 9RY

**GRAHAM SIBBALD**

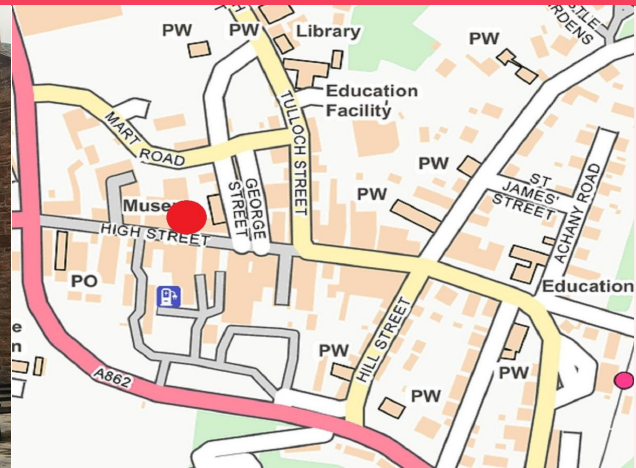


Retail for rent, 661 - 955 sq ft

For more information visit <https://realla.co/m/31219-68-high-street-dingwall-68-high-street>

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## 2 small retail units available - Our client may consider selling the property

Dingwall is the principal town in Ross & Cromarty with an estimated population of around 5,500. The property is located on the north side of the High Street at its western end close to the junction with the A862.

The units are situated within a prominent position on a pedestrianised area of the High Street. The property is a short walking distance from a free public car park.

The accommodation can be summarised as follows:

- Commercial Unit 1: Main Retail Area and WC.
- Commercial Unit 2: Main Retail Area and WC.

Each property will be plasterboard lined and have an accessible WC installed.

Floor plans are available on application to the leasing agent.

We understand the property is connected to mains supplies for water and electricity whilst drainage is to the main sewer.

### Highlights

- Unit 1 GIA: 88.8 sq.m / 955 sq.ft or thereby
- Unit 2 GIA: 61.4 sq.m / 660 sq.ft or thereby
- Unit 1 Rental: £12,000 per annum
- Unit 2 Rental: £10,000 per annum
- Occupying prime position on High Street
- Short walking distance to free car park

### Property details

**Rates detail** To be reassessed. Given the size of the property, we assume the property will benefit from 100% Business Rates Relief under the Small Business Bonus Scheme. This to be confirmed.

**Sizes** 661 to 955 Sq ft

**VAT charges** All figures quoted are net of VAT.

**Lease details** Our client is seeking a minimum lease term of 3 years on Full Repairing and Insuring terms. Incentives may be available depending on lease length, covenant strength, etc. Further details are available on application.

**EPC certificate** Available on request

### More information

[Visit microsite](#)

<https://realla.co/m/31219-68-high-street-dingwall-68-high-street>

### Contact us

Graham + Sibbald

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Quote reference: RENT-31219

VIEWING & FURTHER INFORMATION Strictly by appointment through Messrs Graham + Sibbald

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