ALLIED
SURVEYORS
SCOTLAND

TO LET

Retail Unit, 8 Trentham Street, Helmsdale, Sutherland

- ☑ Retail unit in close proximity to town centre
- ☑ Suitable for a variety of retail/office uses
- ☑ Approximately 137 sq m (1,470 sq ft)

DESCRIPTION

The subjects comprise a deceptively large ground floor retail unit of traditional stone construction beneath a pitched roof clad in slate. Internally the subjects benefit from solid concrete flooring and the space is suitable for a wide variety of retail and office occupiers looking for affordable space in the centre of Helmsdale. Additional and separate staff welfare accommodation is located to the rear of the main premises.

LOCATION

The subjects are located on Trentham Street in the centre of Helmsdale. The unit is situated in a mainly residential area, a short walk from the centre of the village.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis to give the following accommodation:

Ground Floor

Sales area, staff room, WC, separate staff welfare area. **137 sq m (1,470 sq ft)**

LEASE

A sub-lease is offered on Full Repairing and Insuring Terms at a rental of £6,500 per annum.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,600 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

UTILITIES

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is available upon request.

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.

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