

68 High Street



Retail



DINGWALL IV15 9RY

**TO
LET**

- SUBSTANTIAL GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR STORAGE SPACE
- TOTAL NIA: 264 SQ.M / 2,844 SQ.FT OR THEREBY
- RENTAL: £23,000 PER ANNUM
- OCCUPYING PRIME POSITION ON HIGH STREET
- SHORT WALKING DISTANCE TO FREE CAR PARK

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DINGWALL

LOCATION

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 property is 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.

ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor: Main Retail Area with shop fit wall racking, Rear Store and WC's.

First Floor: Front Store Area, Kitchen and Rear Store Area.

The Net Internal Area is 264 sq.m / 2,844 sq.ft or thereby.

Floor plans are available on application to the leasing agent.

SERVICES

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

RATEABLE VALUE

The Rateable Value of the subjects at the time of printing was £18,000.

Any ingoing tenant may benefit from 25% business rates relief.

RENTAL

A rental of £23,000 per annum is sought.

LEASE TERMS

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.

The property is available from September 2018.

Further details are available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are net of VAT.

ENTRY

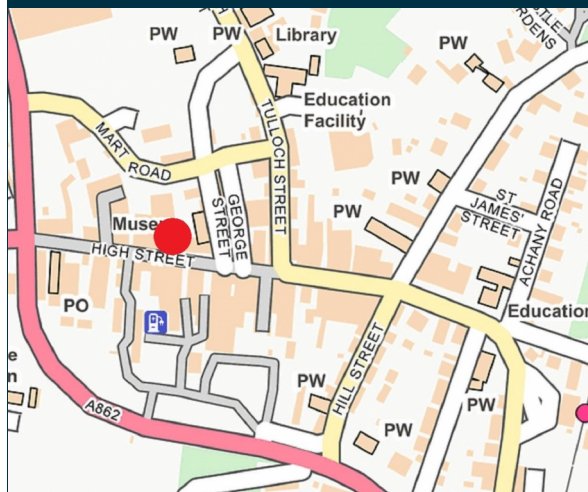
By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

On application.

TO LET

Retail



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977
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Kilmarnock
01563 528000
Kirkcaldy
01592 266211
Paisley
0141 889 3251
Perth
01738 445733
St Andrews
01334 476 210
Stirling
01786 463111
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IMPORTANT NOTICE:

Please read carefully

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Published: 1 March 2018