



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## RETAIL / SHOWROOM PREMISES

- PRIMELY LOCATED ON TULLOCH STREET, CLOSE TO DINGWALL CENTRE
- GROUND, FIRST & ATTIC FLOOR ACCOMMODATION, EXTENDING TO 254.4 m<sup>2</sup> ( 2,738 ft<sup>2</sup>)
- NEIGHBOURS INCLUDE - TESCO, LIDL, TSB BANK, BANK OF SCOTLAND



# TO LET

**TULLOCH STREET  
DINGWALL  
IV15 9JZ**

# RENT

**£12,000 p.a (no VAT)  
INCENTIVES AVAILABLE  
FOR LONGER TERM LETS**

**LOCATION**

Dingwall is strategically located 14 miles north of Inverness and boasts a population in the region of 6,000. It is the market town of Ross & Cromarty and is recognised as the principle administrative town serving the region, which has a population of over 50,000. The subjects are located opposite to the main goods entrance of the 45,000 sq ft Tesco Superstore.

**DESCRIPTION**

The premises comprise a two storey and attic detached building of traditional construction. The existing Lochgorm Showroom Premises are due to relocate to the building adjacent (right), formerly Dingwall Auction Rooms which are currently being refurbished.

**RATEABLE VALUE**

The property is currently entered in the Valuation Roll with a rateable value of £9,000. The uniform business rate for commercial premises in Scotland is 48.4p in the pound for the financial year 2016/17 for rateable values under £35,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification

**ACCOMMODATION**

We calculate that the property extends to the following approximate floor areas:-

Ground Floor	110.3 M <sup>2</sup>	1187 FT <sup>2</sup>
First Floor	99.4 M <sup>2</sup>	1070 FT <sup>2</sup>
Attic Floor	44.6 M <sup>2</sup>	481 FT <sup>2</sup>
GIA	254.4 M <sup>2</sup>	2738 FT <sup>2</sup>

**SERVICES**

Mains water and electricity services are connected to the property. Drainage is to the main sewer.

**DATE OF ENTRY**

Early entry available, subject to completion of legal missives.

**LEASE TERMS**

The subjects are available To Let on terms to be agreed at an initial rental of £12,000 per annum (no VAT) based on a new five year Lease Term. Shorter term Let's may be available, details on request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

**VAT**

All prices quoted are exclusive of VAT which may be added at the prevailing rate. where applicable.

**VIEWING AND FURTHER INFORMATION**

To arrange a viewing or for further information please contact the joint agents Grant Stewart Chartered Surveyors or Shepherd Chartered Surveyors:-

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