



Unit 2, Golspie Industrial Estate, Golspie, Sutherland, KW10 6RN

The units comprise a variety of industrial units offering office, workshop and storage space.

- On the instructions of Highlands & Islands Enterprise
- GIA: 246.06 sq.m or thereby
- Rental: On application
- Tenants may benefit from 100% rates relief



LOCATION

The premises are located within Golspie Industrial Estate which lies to the north of Golspie.

DESCRIPTION

The property offers office / workshop / storage space.

ACCOMMODATION

Units comprise as follows:

Unit	Accommodation	Floor Area (sq.m)
Unit 2	Workshop/ Store/Office/ Toilet	246.06

The area quoted is approximate.

RATEABLE VALUE

The premises are listed in the current Valuation Roll as having a Rateable Value as follows:-

Unit	Rateable Value
Unit 2	£4,250

SERVICES

To be confirmed.

LEASE TERMS

The premises are available to let for a minimum period of 5 years on Full Repairing and Insuring terms. Any lease with a period in excess of 5 years will be subject to 5 yearly rent reviews.

RENTAL

Unit	Rent
Unit 2	On Application

GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic,



social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

It should be noted that each party will meet their own legal costs with the tenant meeting the costs of any LBTT and cost of registration of lease including provision of 2 extract copies.

ENTRY

Entry is by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

On application.

To arrange a viewing contact:



Andrew Rose

Surveyor

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Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: January 2018