

Units 1, 2, 6 & 7/7A Golspie Industrial Estate, Golspie



Industrial



SUTHERLAND

KW10 6RN

**TO
LET**

- ON THE INSTRUCTIONS OF HIGHLANDS AND ISLANDS ENTERPRISE
- AVAILABLE AS WHOLE OR INDIVIDUALLY
- UNITS FROM 71.2sq.m/766 sq.ft OR THEREBY
- RENTAL FROM £1,200 PER ANNUM



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the **complete** property service

Units 1, 2, 6 & 7/7A Golspie Industrial Estate, Golspie SUTHERLAND

LOCATION

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

DESCRIPTION

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

ACCOMMODATION

Units comprise as follows:

THE PROPERTY	ACCOMMODATION	FLOOR AREA (SQ.M)
Unit 1	Workshop/Store	106.5
Unit 2	Workshop/Store/Office/toilet	246.06
Unit 6	Workshop/Store	71.2
Unit 7/7A	Workshop/Store	176.24

We calculate the total floor area for the accommodation to be 600sq m / 6,459 sq.ft. or thereby. All areas quoted are approximate.

RATEABLE VALUE

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

UNIT	RATEABLE VALUE
Unit 1	£1,750
Unit 2	£4,200
Unit 6	£1,350
Unit 7/7A	£2,600

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. The units are available individually or as a whole.

RENTAL

UNIT	RENT
Unit 1	£3000
Unit 2	£6000
Unit 6	£1400
Unit 7/7A	£3000

ADDITIONAL INFORMATION

It should be noted that HIE's decision making will normally be based upon the highest offer received but HIE are under no obligation to accept the highest or indeed any offer. Prospective tenants may wish to provide supplementary information with regards to the proposed use and economic benefits which HIE may also take into consideration where there are competing bids.

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 Stamp Duty Land Tax and cost of registration of lease including provision of 2 extract copies.

ENTRY

Entry is by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE



TO LET Industrial



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Andrew Rose
Email: Andrew.Rose@g-s.co.uk

Kenny McKenzie
Email: Kenny.McKenzie@g-s.co.uk



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IMPORTANT NOTICE

Please read carefully

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.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Aberdeen
01224 625 024
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
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