



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



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



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

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

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

andrew.rose@g-s.co.uk

01463 236977



Kenny McKenzie

Surveyor

kenny.mckenzie@g-s.co.uk

01463 236 977

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.
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.
6. Date of Publication: January 2019