



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

First Floor Office

To Let

**16/17 High Street,
Dingwall, IV15 9RU**

Floor Area: 144 sq m (1,550 sq ft)

Rent: from £10,000 per annum

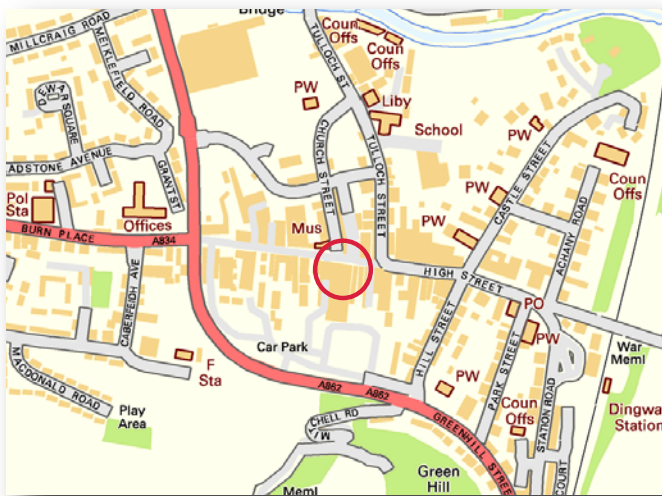
(MAY DIVIDE INTO 2 SUITES)



First Floor Office 16/17 High Street, Dingwall

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. High Street forms the primary retail destination within the town and benefits from a mix of national and independent retailers. The subjects are situated directly above ground floor retailers New Look and Specsavers on the pedestrianised High Street. There is extensive free parking available within a short walking distance.



DESCRIPTION

The subjects are located on the first floor of a traditional 2 storey and attic terraced building. The premises have recently been refurbished to provide high quality, modern open plan office accommodation. Access is via an independent stairwell which is accessed by a door keypad lock system. The office layout is suitable for sub-division into two suites.

ACCOMMODATION

The accommodation includes open plan office accommodation, kitchenette and toilets. The net internal floor area amounts to approximately 144 sq m (1,550 sq ft) or thereby. The foregoing floor area has been calculated in accordance with the RICS Code of Measuring Practice 6th Edition.

LEASE TERMS

The property is available To Let on the basis of a new Full Repairing and Insuring Lease.

SERVICES

Mains supplies of water and electricity. Drainage is to the main public sewer. Heating is provided by electric panel heaters. The subjects also benefit from Category 2 lighting and wall mounted perimeter trunking, which incorporates electrical and telephone points.

RENT

On the basis of a minimum 5 year lease, the annual rent payable shall be £10,000, exclusive of VAT. Alternatively, if a shorter Lease term is agreed the rent shall amount to £12,000 per annum, exclusive of VAT.

PLANNING

The subjects currently benefit from a Class 4 (Business) consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

RATING

The subjects will require to be assessed by the Regional Assessor. The current rate of poundage for the 2010/2011 financial year is 40.7 pence per pound for rateable values under £29,000. Subject to status, the existing subjects will likely qualify for 'Small Business Bonus Scheme' rates relief. Prospective purchasers are advised to confirm any rating liability directly with the Local Authority.

LEGAL COSTS

The incoming occupier will be responsible for our Client's reasonably incurred legal costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

All figures quoted are exclusive of VAT.

ENTRY

Early entry is available.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Grant Stewart Chartered Surveyors or their joint agents CB Richard Ellis.

Contact: Neil Calder / Email: nc@gs-cs.co.uk
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Inverness, IV3 5BY
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Contact: Derren McRae / Email: Derren.McRae@cbre.com
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