



TO LET

Offices, Station Road Dingwall, IV15 9JX

- ✓ Detached office building
- ✓ Central location with on-site parking
- ✓ Contribution for fit out costs / refurbishment available
- ✓ NIA - 183.3 sq m (1,973 sq ft)



ALLIED SURVEYORS SCOTLAND

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LOCATION

The subjects are located on Station Road in a central location within the centre of Dingwall, close to the train station.

Dingwall is situated approximately 15 miles north-west of the Highland capital of Inverness. The town benefits from a reasonable selection of amenities and supports good transport links by road and rail to the rest of the Highlands.

DESCRIPTION

The subjects comprise a detached single storey office together with dedicated car park with 8 spaces. Internally, the property is generally laid out in a cellular basis, suitable for a wide range of occupiers.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice on a net internal area (NIA) basis to provide 183.3 sq m (1,973 sq ft) of accommodation comprising the following:

Ground floor – reception, 8 offices, store, kitchenette and two toilets (one of which being accessible).

An indicative floor plan can be obtained at:

<https://content.metropix.com/px/18387282>

UTILITIES

The property has connections of mains water, electricity and drainage. Heating is provided by an oil-fired boiler and electric panel heaters.

LEASE TERMS

The subjects are available to lease at an annual rental of £9,000 per annum on fully repairing and insuring terms.

Funds are available towards fit out costs/refurbishment of the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,000 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

EPC

The Energy Performance Certificate rating is 'E'.

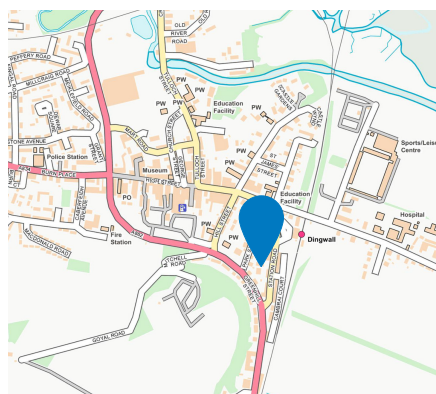
A copy of the report is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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