



TO LET / MAY SELL

9 Tulloch Street, Dingwall, IV15 9JZ

- ✓ Central location within town centre
- ✓ Open plan layout suitable for a range of occupiers
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- ✓ NIA - 198.3 sq m (2,135 sq ft)



ALLIED SURVEYORS SCOTLAND

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DESCRIPTION

The subjects comprise a first-floor office with independent access from ground floor level. Internally the offices are laid out with a large open plan space to the front with cellular office spaces and ancillary kitchenette/toilet facilities to the rear.

LOCATION

The subjects are located on the High Street in the centre of the town of Dingwall. 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. Surrounding occupiers include a number of local and national operators.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 198.3 sq m (2,135 sq ft) of accommodation comprising the following:

Ground floor – Entrance Hall/Stairwell.

First floor – Landing, 6 offices, inner halls, kitchenette and toilet facilities.

Alternatively, the property has been measured in accordance with IPMS: All Buildings, providing an IPMS 3.2 area of 201.1 sq m (2,165 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,250 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.

LETTING

The subjects are available to let on a fully repairing and insuring (FRI) basis on flexible terms from £9,500 per annum.

SALE

Offers are invited for the heritable interest in the property.

UTILITIES

The property has connections of mains water, electricity and drainage. Heating/cooling is provided via a number of air conditioning units and radiators.

EPC

The Energy Performance Certificate rating is TBC.

LEGAL COSTS

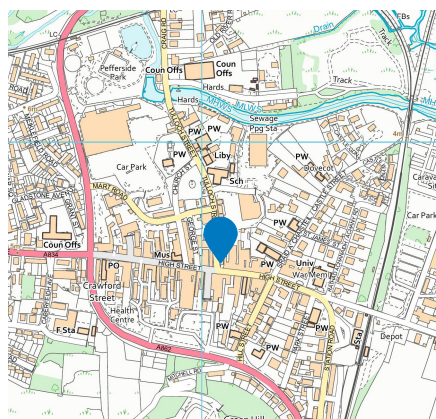
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

AML REQUIREMENTS

To satisfy our money laundering requirements, once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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