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PICARESQUE BOOKS  
AND  
GALERIE FANTOOSH



**TO LET / MAY SELL**

**55 High Street, Dingwall, IV15 9HL**

- Ground Floor Retail Unit  Centrally Located
- Eligible for up to 100% Rates Relief  Prominent Frontage
- Available to let from £7,500 per annum  May Sell



## LOCATION

The subjects occupy a prominent position with frontage onto the High Street in the centre of Dingwall. Dingwall lies approximately 15 miles north-west of Inverness, the capital of the Highlands. The town offers a good range of amenities and benefits from strong road and rail connections to the wider Highland region. Surrounding occupiers include a mix of local businesses and national operators.

## DESCRIPTION

The subjects comprise a ground floor retail unit within a two and a half storey mixed use terraced building. Internally the property is generally laid out in an open planned basis, with sales area to the front and storage space to the rear. The property is suitable for a wide range of uses and occupiers subject to the relevant consents being obtained by the local authority.

## 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 the following accommodation:

Ground Floor - 99.7 sq m (1,073 sq ft)

## UTILITIES

The subjects have mains connections of water, electricity and drainage.

## RENTAL

The subjects are available to let on a full repairing and insuring (FRI) lease, with flexible terms, at a rental of £7,500 per annum.

## SALE

Offers are invited for the heritable interest in the property.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £7,900.

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 EPC rating is 'A'.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

On completion of legal formalities.

## 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 before the transaction can proceed.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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## FLOOR PLANS

Not to scale - indicative only

