

Culverwell

PROPERTY CONSULTANTS

PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE FOR SALE RETAIL PREMISES 5 HIGH STREET, DINGWALL, IV15 9HL

LOCATION

Dingwall is a popular market town located approximately 15 miles north of Inverness. The town has a resident population of around 5,500 people and benefits from a far greater catchment population.

The property is situated in a prominent location on the north side of High Street, the prime retail location within the town. Nearby retailers include New Look, Boots, Job Centre, Your Move Estate Agents and Bank of Scotland.

The exact location is shown on the attached Goad plan.

DESCRIPTION

The premises comprise a ground floor retail unit, providing the following approximate dimensions and areas:

Gross Frontage	37 ft 11 in	11.56 m
Net Frontage	36 ft 3 in	11.06 m
Internal Width	33 ft 2 in	10.10 m
Shop Depth	55 ft 8 in	16.96 m
Ground Floor Area	3,519 sq ft	326.96 sq m

RATING

We have been verbally advised by the Local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£23,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

PLANNING

We understand that the property currently benefits from Class 1 retail consent. Interested parties are requested to make their enquiries directly with the local Planning Department.

RENT

The current rent passing is £23,000 per annum, exclusive of VAT, payable quarterly in advance.

LEASE TERMS

The premises are held on a full repairing and insuring lease expiring on 8 September 2012.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax, registration dues and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea
Tel: 0141 248 6611
Email: david.o'shea@culverwell.co.uk

