



Glen Orrin, High Street, Dingwall, IV15 9TF

- Rental: On application
- NIA - 138.52 sq. m / 1,491 sq.ft or thereby
- Any ingoing tenant can benefit from 100% Business Rates Relief under the Small Business Bonus Scheme
- Flexible lease terms available
- Prominent position in the county town of Dingwall
- Short walking distance to free public car park
- Dedicated car parking available on site



LOCATION

Dingwall is the principal town in Ross & Cromarty, with an estimated population of around 5,500. The property is located at the south side of the High Street at its western end, close to the junction with the A862.

SIZE

| Floor | Sq Ft | Sq M |
|-------|-------|--------|
| Total | 1,491 | 138.51 |

RENT

On application.

DESCRIPTION

The property comprises a single storey, detached office, with kitchen and WC facilities (disabled). The property offers flexible accommodation, with a number of partitioned offices.

Car parking is provided to the eastern edge of the property. It should be noted that a free public car park, with ample spaces, is available within a short walking distance.

LEASE TERMS

Our client is seeking a minimum term of 3 years, however, can be flexible dependent on covenant strength.

RATES

The current rateable value is £10,750. Any incoming tenant may benefit from 100% Business Rates Relief. Rates Payable will be £0 per annum.

Should the Small Business Scheme not be applicable, Rates Payable will equate to £5,267.50 per annum.

USE CLASS

Office

VAT

Not applicable.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT of Registration Dues be applicable, the tenant will be liable.

EPC

On application.

To arrange a viewing contact:



Kenny McKenzie
Senior Surveyor
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01463 701 887



John MacBean
Partner
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.

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