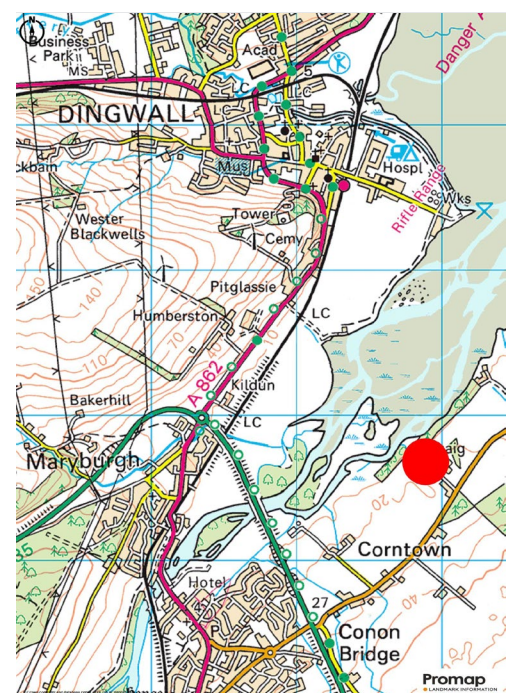




Alcaig Farmhouse, Conon Bridge, Dingwall, IV7 8HS

- Office N.I.A. 175.77 sq.m/ 1892 sq.ft or thereby
- Warehouse G.I.A. 113.99 sq.m/ 1227 sq.ft or thereby
- Fully refurbished office
- Rateable Value: £12,000
- Ample car parking and storage space
- Rental: £35,000 per annum
- 100% business rates relief may be available





LOCATION

The premises lie approximately 14 miles north of the city of Inverness. The area surrounding the property is predominantly rural with various residential properties nearby. Access is directly off the B9163 with a private road leading to the office/warehouse and generous car parking.

DESCRIPTION

The property comprises a former farm which has been converted and refurbished to provide good quality office space over ground and first floor within the former farmhouse. The office building benefits from WC's on both floor levels as well as kitchen facilities.

One of the outbuildings has also been converted to provide warehouse/storage space.

There is ample car parking and external storage space available. Further storage available via negotiation.

ACCOMMODATION

Office

Total Net Internal Area: 175.77 sq.m / 1,892 sq.ft or thereby

Warehouse

Total Gross Internal Area: 113.99 sq.m / 1,227 sq.ft or thereby

SERVICES

We understand there is a mains supply for water and electricity whilst drainage is to a septic tank. Fixed

heating within the premises is served by an oil fired boiler serving a series of radiators throughout.

RENTAL

£35,000 per annum.

There will be a maintenance charge for the buildings equating to £5,000 pa.

RATEABLE VALUE

The Rateable Value of the subjects is £12,000.

Any incoming tenant may benefit from 100% Business Rates Relief under the Small Business Bonus Scheme. Further details on application to the local Council.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

VAT is applicable on all aspects in relation to this transaction.

ENTRY

By mutual agreement — available immediately.

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie

07803 896 963

Kenny.McKenzie@g-s.co.uk



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