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- > GROUND FLOOR RETAIL UNIT
- > FLOOR AREA: 43.5 M² (468 FT²)
- > PROMINENT GLAZED FRONTAGE
- > SUITABLE FOR VARIOUS USES STP
- > OFFERS OVER £65,000 INVITED
- > QUALIFIES FOR 100% RATES RELIEF
- > OFF-STREET CAR PARKING

FOR SALE/MAY LET

MAYFIELD, HIGH STREET, DINGWALL, IV15 9ST

CONTACT:

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LOCATION

Dingwall is a busy market town lying approximately 14 miles northwest of Inverness the capital of the Highlands and Islands. The town has a population in excess of 5,000 people and benefits from a railway station on the Inverness to Wick line as well as regular bus services direct to Inverness.

The town enjoys a busy local mart, Council offices, primary and secondary schools and is home to Ross County Football Club. The main road access to Dingwall is via the A835/A862 which links easily to the main A9 trunk road.

The subjects are located in a prominent pitch on the north side of the main High Street at its west end near the main junction with Newton Road forming part of the busy A862 road linking Dingwall to Inverness.

Neighbouring occupiers include Renato's, Momentum IT Solutions, Pronto Pizza, Cookie Chinese takeaway, Spar, NFU Mutual and G&R Supplies. The wider High Street includes a mix of both local and national occupiers.

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit forming part of a larger 2-storey masonry constructed building under a pitched and tiled roof.

The unit has the benefit of a large glazed window display frontage to the High Street with a glazed pedestrian entrance door set to the right-hand side of the frontage.

The property has most recently been operated as retail unit but may be suitable for a range of other uses, subject to securing the appropriate planning consent. The current configuration comprises an open plan retail sales area with storage and staff toilet facilities to the rear.

Internally the property comprises painted plasterboard walls and a solid floor. There is a mix of surface mounted fluorescent lighting and spotlights. There is off-street common parking provision at the side of the building.



FLOOR AREA

Accommodation	SqM	SqFt
Ground Floor	43.5	468
TOTAL	43.5	468

RATEABLE VALUE

NAV/RV: £6,750.

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Suitable for Class 1A (Shops, Financial, Professional and Other Services) use and may suit other uses subject to planning consent. Please discuss any proposals with the marketing agents.

SALE

Our Client's heritable interest in the property with the benefit of vacant possession is available "For Sale" with offers over £65,000, exclusive of VAT, invited.

LEASE DETAILS

Our client may consider a lease over the property on the basis of FRI Lease terms at a rental of £7,000 per annum, exclusive of VAT for a period to be agreed.

EPC

Details available on request.

VAT

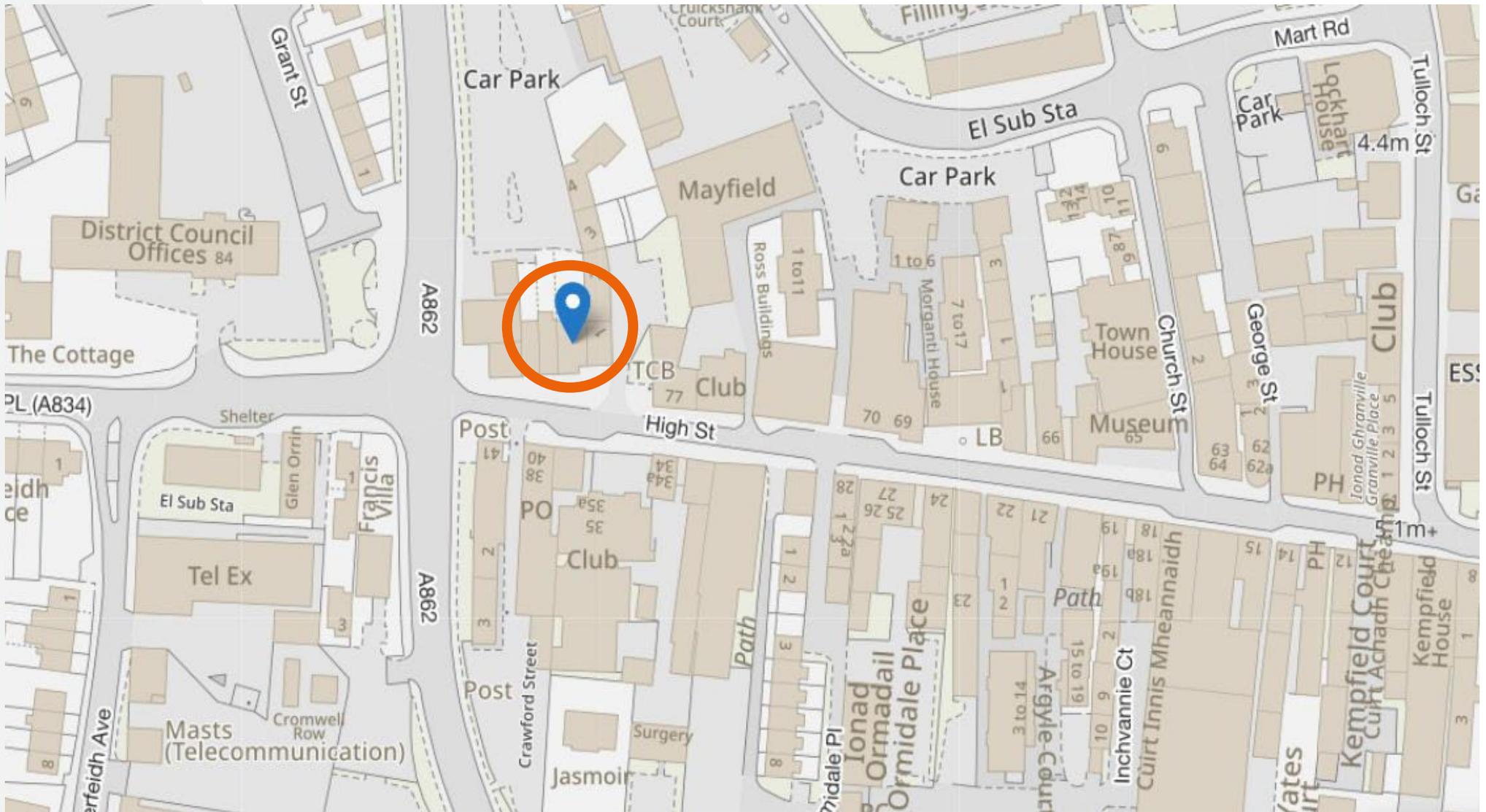
VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming purchaser/tenant will be liable for any LBTT, Registration Dues and VAT thereon.







For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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