



RETAIL

STANDALONE UNIT

EXTENDS TO 179.40 M² (1,931 FT²)

- > **FORMER TSB BANK**
- > **SUITABLE FOR A VARIETY OF USES STP**
- > **WHEELCHAIR ACCESSIBLE**
- > **PROMINENT TRADING LOCATION**
- > **RENT: £18,000 PER ANNUM**

TO LET

8 TULLOCH STREET, DINGWALL, IV15 9JZ

CONTACT:

Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk



LOCATION

Dingwall is a busy market town and a Royal Burgh located approximately 14 miles northwest of Inverness, the Capital and main business centre for the Highlands and Islands of Scotland. Dingwall has a population of circa 5,941 (Census, 2011). The subjects occupy a prominent retail pitch on Tulloch Street one of the main thoroughfares through the town centre connecting directly to the main High Street. The property was most recently operated as a TSB Bank.

Neighbouring occupiers include a healthy mix of local and national retailers including Dryburgh Cycles, Lidl, Bank of Scotland, Boots, Omnicot and Puffin Hydrotherapy Pool & Shop. The construction of a new build Home Bargains discount store in the vicinity is well under way with a projected opening in the autumn of this year.

DESCRIPTION

The property comprises a standalone single-storey retail/office building of masonry construction under a slated pitched roof with extensive glazed frontage to Tulloch Street. There is an attractive glazed entrance which is wheelchair accessible and benefits from electric sliding doors.

Internally the space has been extensively refurbished to a high specification to provide a modern open plan space with a cellular room off comprising the former bank safe area now providing a feature room complete with lighting and heating. The main open plan sales area has a suspended ceiling grid with recessed LED light boxes plus ceiling mounted air conditioning cassettes. New flooring has been fitted in all areas and a new gas fired central heating boiler serves wall mounted radiators throughout.

Off the main sales area there is a staff kitchen, a small store plus both male and female toilet facilities.

FLOOR AREA

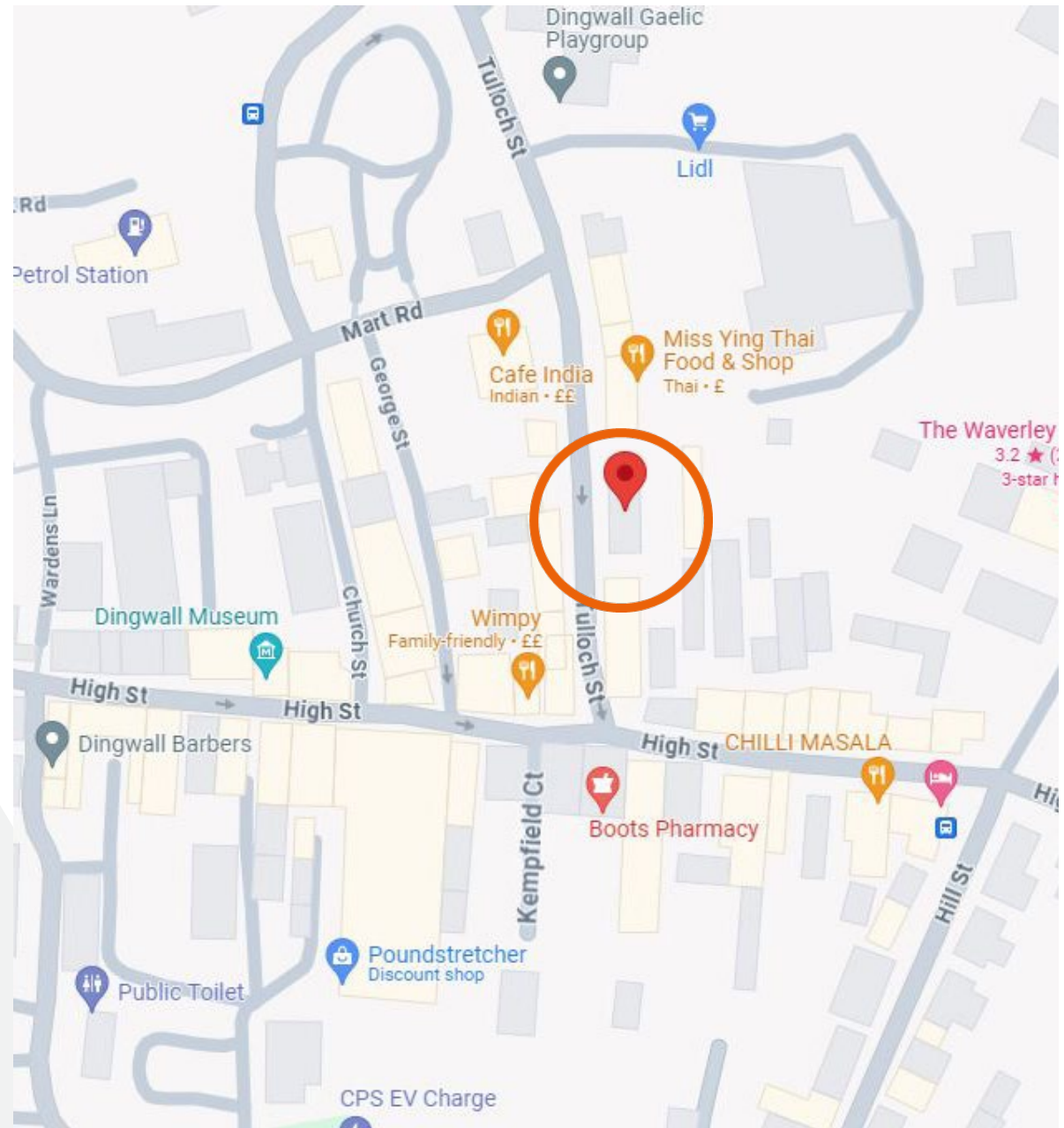
The property extends to an approximate floor area of: 179.40 m² (1,931 ft²).

BUSINESS RATES

The property is listed in the current Valuation Roll with a Rateable Value of: £19,500.

PLANNING

The property currently has Class 1A (Shops, Financial, Professional and Other Services) planning use consent. Other potential uses such as café, restaurant or office may be suitable, subject to securing the appropriate planning consent.







EPC

Details are available on request.

SERVICES

Mains supplies water, gas and electricity.
Drainage to the public sewer.

RENT

We are seeking a rental of £18,000, exclusive of VAT.

LEASE TERMS

To Let on full repairing and insuring lease terms for a period to be agreed. Immediate entry is available.

LEGAL COSTS

Each party to pay their own legal costs. The incoming occupier will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

The property has been elected for VAT and as such VAT will be payable on the purchase price.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, any purchaser will be required to satisfy the vendor on the source of funds used to acquire the subjects.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.

**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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