



RETAIL

GROUND FLOOR UNIT | FLOOR AREA: 70 M² (750 FT²) | MAY SUIT VARIOUS USES, STP | EXISTING FLORIST USE
EASY ACCESS & VISIBILITY FROM MAIN A9 | QUALIFIES FOR 100% RATES RELIEF
PROMINENT LOCATION ADJACENT TO FILLING STATION | RENT: £10,000 PER ANNUM | VAT FREE RENTAL

TO LET

THE FLOWER SHOP, MORANGIE ROAD, TAIN, IV19 1PY

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LOCATION

The property is located in Tain, a Royal Burgh which lies on the south shore of the Dornoch Firth in Easter Ross. Tain lies approximately 13 miles to the northeast of Invergordon and approximately 34 miles to the north of Inverness via the main A9 trunk road leading both north to Wick and Thurso and south to the central belt.

Tain benefits from regular bus and rail services with a railway station on the Far North Line heading to Wick and Thurso. Both primary and secondary schools are located in the town as well as a links golf course, various boutique hotels and a good selection of both national and local traders can be found in the town.

The subject property is prominently and ideally located on Morangie Road adjacent to Morangie Filling Station to the northwest of Tain town centre. Morangie Road is one of the main thoroughfares through Tain and forms part of the B9174 road which benefits from direct connection to the main A9 trunk road.

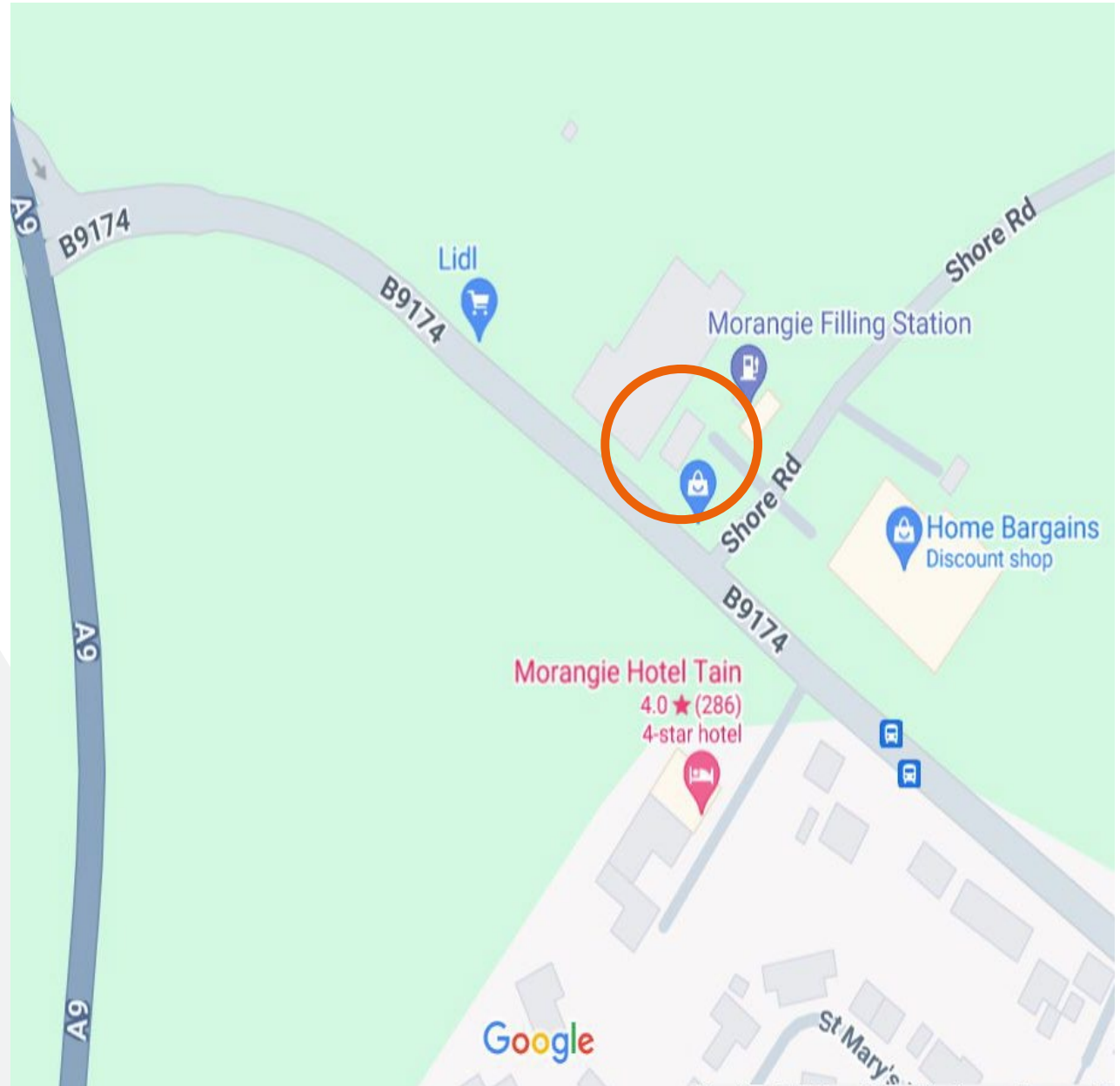
Neighbouring occupiers to the property include the adjoining R&B Garden Centre, a Lidl supermarket, Home Bargains Discount Store with the popular Morangie House Hotel located nearby.

DESCRIPTION

The subjects comprise an attached ground floor retail unit currently operated as a florist shop, forming part of a wider single storey detached building of masonry wall construction harled externally under a pitched and profile metal sheet clad roof. The subject unit incorporates 2 large glazed floor to ceiling wall sections on its frontage with one incorporating a glazed pedestrian entrance door.

The unit has most recently operated as a florist shop and this use could continue. The adjoining unit is operated as a garden centre.

Internally the accommodation provides an attractive bright and spacious open plan sales area with a large flower chill store with a glazed frontage recessed off the main sales area. There is a staff office area plus a staff toilet to the rear. Lighting is provided by a mix of suspended feature pendants plus integrated spot lighting set within recently fitted new PVC sheeted ceiling. Heating is provided by wall mounted electric radiators.



FLOOR AREA

ACCOMMODATION	M ²	FT ²
GROUND FLOOR	69.63	750

RATEABLE VALUE

NAV/RV: £5,500. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Class 1A (Shops , Financial, Professional and Other Services) Consent is currently in place. The property is currently operated as a florist shop, which use could continue. Alternatively, the unit may suit a number of other uses falling within Class 1A or other uses, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

The property is "For Lease" with the benefit of the existing fit-out which would suit a florist shop or can be easily reconfigured to suit an incoming occupier's own fit-out requirements.

THE BUSINESS

The current family run florist business is well-established and has been trading successfully for over 60 years. There is an opportunity for interested parties to continue the florist business and to benefit from the existing goodwill built up over the years, subject to agreeing lease terms.

EPC - Details are available on request.

COMMON/UTILITY COSTS

A proportionate share of the cost for maintaining and repairing the common areas of the property and utility costs will apply. Details can be provided to seriously interested parties on request.

LEASE

The property is Available "To Let" on new FRI lease terms for a period to be agreed. A rental of **£10,000 per annum, exclusive of VAT is sought**.

For further information please contact the marketing agents.

COSTS & VAT

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon. Rental payments will **not** be subject to VAT.







For further information or viewing arrangements please contact the sole agents:

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