

RETAIL/OFFICE

- > GROUND FLOOR PROMINENT PITCH
- > FLOOR AREA: 65 M² (700 FT²)
- > SUITABLE FOR VARIOUS USES
- > QUALIFIES FOR 100% RATES RELIEF
- > RENT: £6,500 PER ANNUM

TO LET

2 LAMINGTON STREET, TAIN, IV19 1DJ

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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 north east of Invergordon and approximately 34 miles to the north of Inverness via the main A9 trunk road leading both north and south.

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 selection of national and local traders found on the High Street.

The property is prominently and centrally positioned within the town centre on Lamington Street which connects to the main High Street and Tower Street. Lamington Street forms part of the main thoroughfare through the town centre and is also part of the B9174 which connects directly to the main A9 Trunk Road.

Neighbouring occupiers include Ladbrokes Betting and Gaming Ltd, R MacLeod & Son ironmongers, Silver Tide Fish and Chips, The Art Room and Audacia Accounting Ltd.

DESCRIPTION

The subjects comprise a former post office counter more recently operated as a hairdressing salon forming part of the ground floor of a wider stone and slate detached building. The wider building is operated as a Royal Mail sorting office.

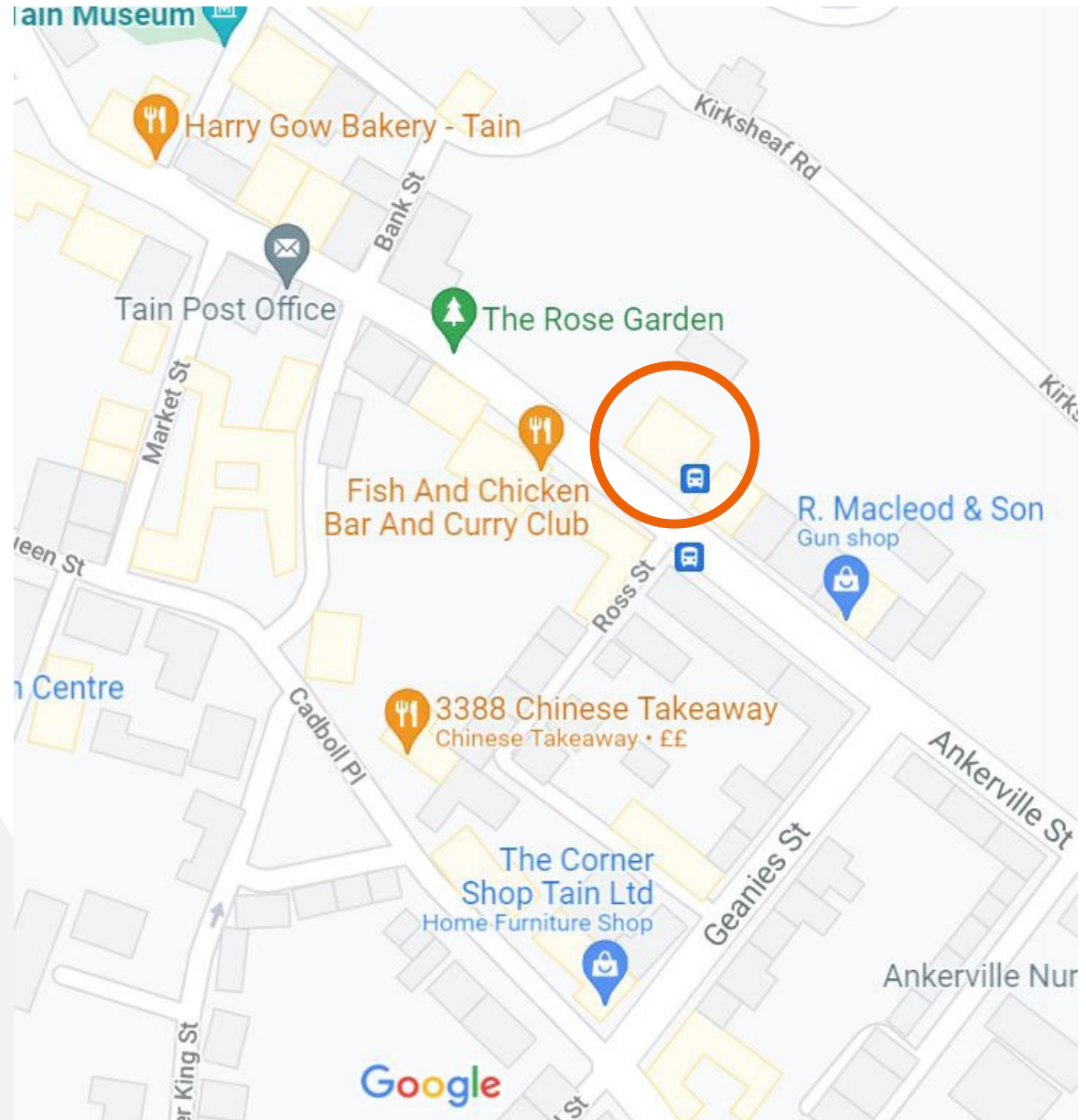
Internally the accommodation provides an open plan sales area with a store/office and staff toilet to the rear. Lighting is provided by suspended fluorescent strip lights and wall mounted radiators provide heating.. The unit benefits from a high ceiling height (3.65 metres) and large windows which provide a high level of natural light. Double timber doors provide access into a small vestibule leading directly from Lamington Street.

FLOOR AREA

ACCOMMODATION	M ²	FT ²
GROUND FLOOR	65	700

RATEABLE VALUE

NAV/RV: £5,750. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.



PLANNING

Class 1 (Shops) Consent is currently in place. The property may be suitable for other uses subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agent.

EPC

The property has an EPC Rating of: "G".

The Energy Performance Certificate and Recommendations Report are available on request.

SERVICE CHARGE

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

VAT

VAT will apply to any transaction

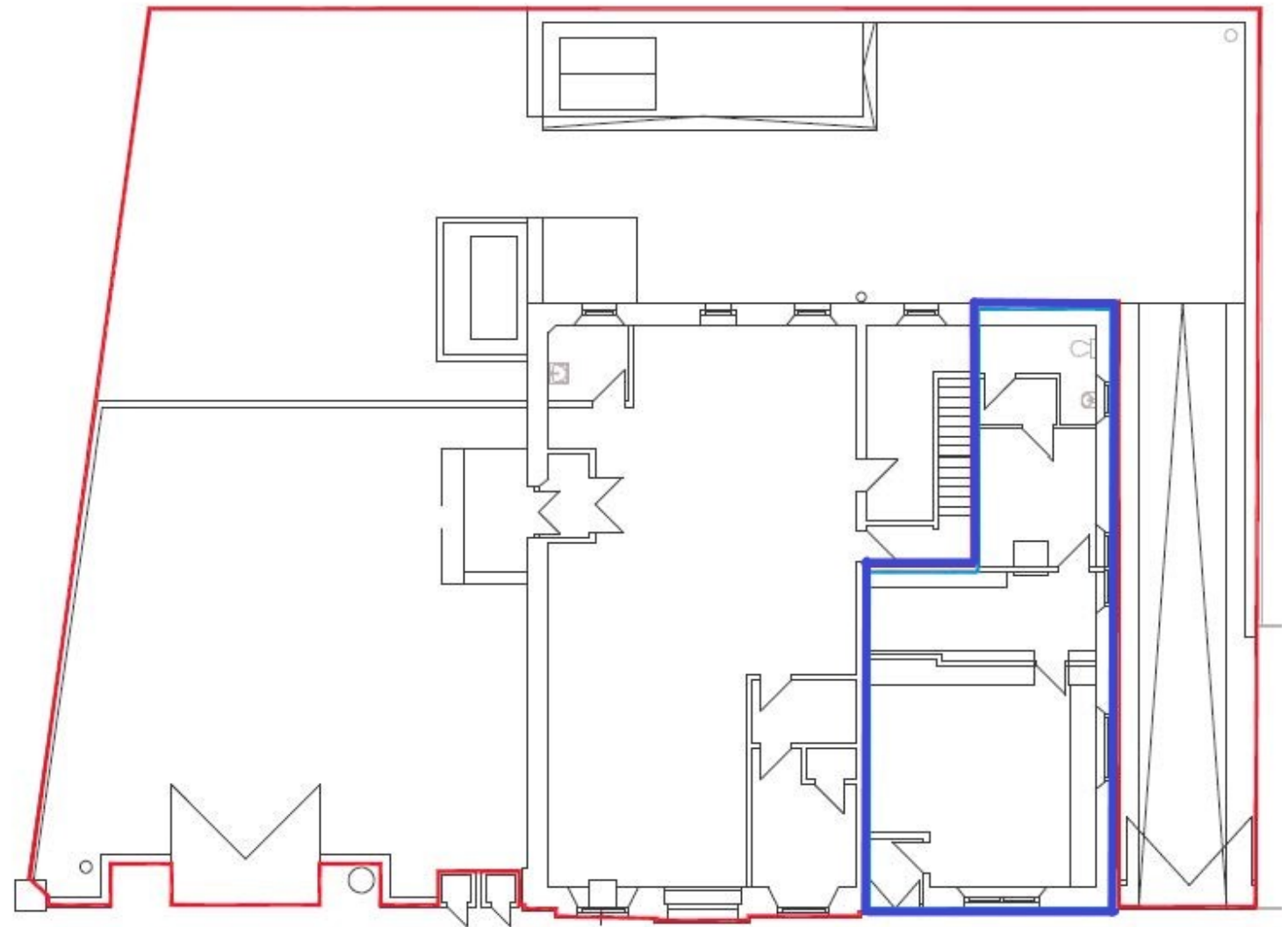
LEASE

The property is Available "To Let" on new FRI lease terms for a period to be agreed. A rental of £6,500 per annum, exclusive of VAT is sought.

For further information please contact the marketing agents.

COSTS

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



INDICATIVE FLOOR PLAN – WITH THE DEMISE AREA OUTLINED IN BLUE





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

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