

**TO LET/
MAY SELL**

RETAIL

Ground & First Floor Retail Unit

Floor Area: 91 m² (979 ft²)

Prominent Large Frontage to
Dingwall High Street

Qualifies for 100% Rates Relief

May Suit Various Uses, STP

Rent £11,000 per annum
Sale Price on Application

VAT Free

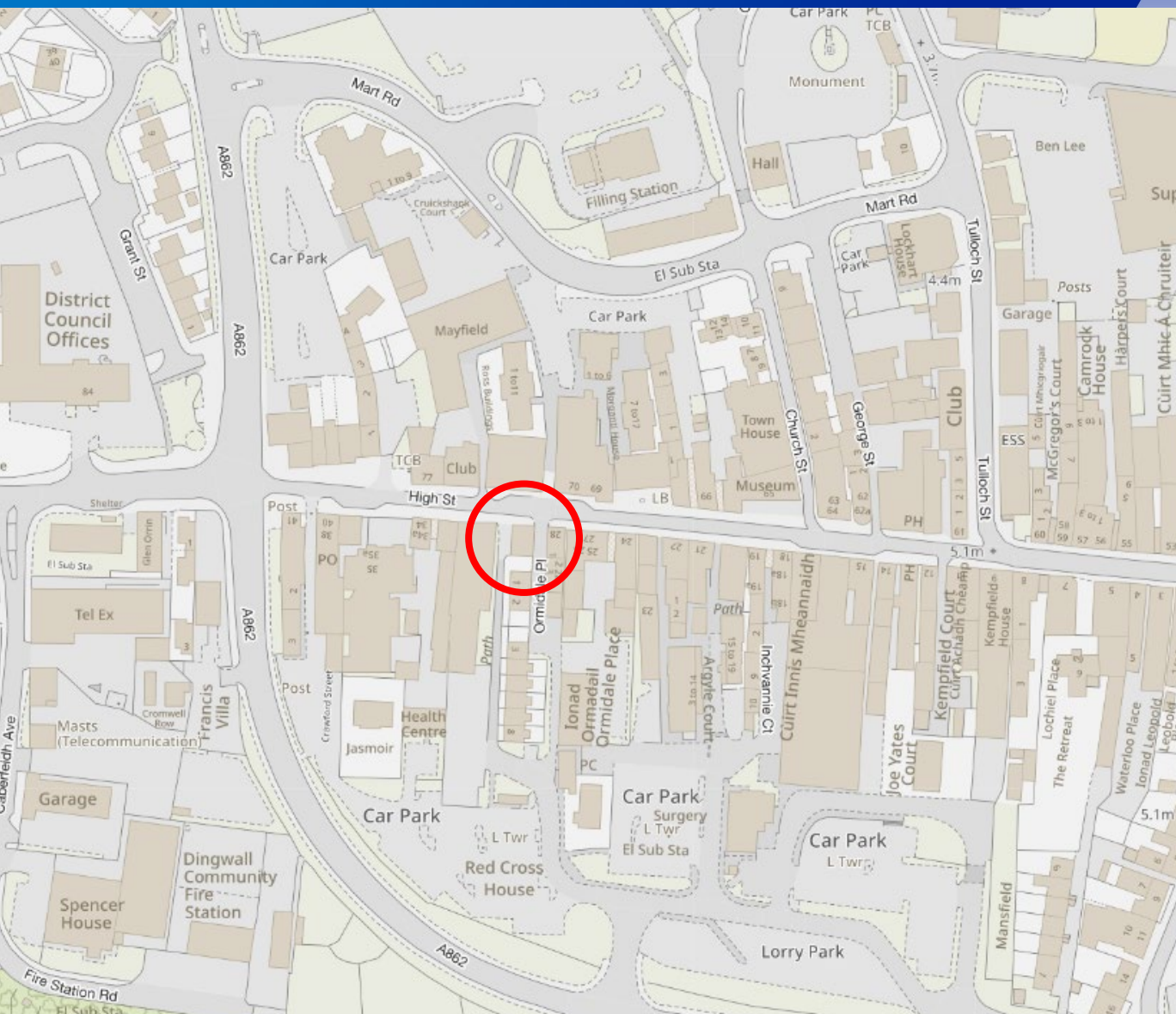


WHAT 3 WORDS

29 HIGH STREET, DINGWALL, IV15 9RU

Contact: Neil Calder | n.calder@shepherd.co.uk | 07551 173667
Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
www.shepherd.co.uk





Ground & First Floor Retail Unit 29 High Street, Dingwall



FIND ON GOOGLE MAPS

Location

Dingwall is a busy market town lying approximately 14 miles to the northwest of Inverness and is the main retail and service centre for the County of Ross-shire. The subjects are located towards the western end of Dingwall High Street on the pedestrianised section at its junction with Ormidale Place, which connects through to free public car parking. Surrounding occupiers include Sue Ryder, Home & Co, New Start Highland, Deas Bakery and the Sports & Model shop.

Description

The subjects comprise an attractive retail unit arranged over ground and first floors set within a detached building of masonry and slate construction. The unit has a large glazed shop frontage to the street with a recessed glazed entrance door. Internally the accommodation provides an open plan sales area at ground floor with a small store and a staircase at the rear leading to the first floor which provides office/storage space and a staff toilet. Electric heating is installed and fluorescent lighting is fitted throughout. There is a loading bay directly adjacent to the premises.

Rateable Value

NAV/RV: £8,000. Qualifies for 100% Small Business Bonus Scheme rates relief.

EPC

The property has an EPC Rating of: "E". The EPC Documentation is available on request.

Terms

The property is available To Let on flexible Lease terms at a rental of £11,000 per annum. Alternatively, our client may consider a sale, price on application. Please contact the agents to discuss any proposals.

VAT

The property is not elected for the purposes of VAT.

Legal Costs

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the purchaser/tenant will be responsible for LBTT, Registration Dues and VAT thereon.





Get in Touch

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



Neil Calder

n.calder@shepherd.co.uk



Linda Cameron

Linda.cameron@shepherd.co.uk

Shepherd Chartered Surveyors

Mulberry House, 39/41 Harbour Road,
Inverness, IV1 1UA t: **01463 712239**



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: September 2024