

**TO LET /  
MAY SELL**

**FULLY FITTED SALON**

**GROUND FLOOR  
HAIRDRESSING STUDIO**

**LARGE GLAZED FRONTAGE**

**HIGH SPECIFICATION FIT-OUT**

**FLOOR AREA: 23.2 M<sup>2</sup> (250 FT<sup>2</sup>)**

**PROMINENT TOWN CENTRE  
TRADING LOCATION**

**QUALIFIES FOR 100% RATES RELIEF**

**RENT: £9,600 PER ANNUM**

**SALE PRICE: ON APPLICATION**

**VAT FREE**



**WHAT 3 WORDS**

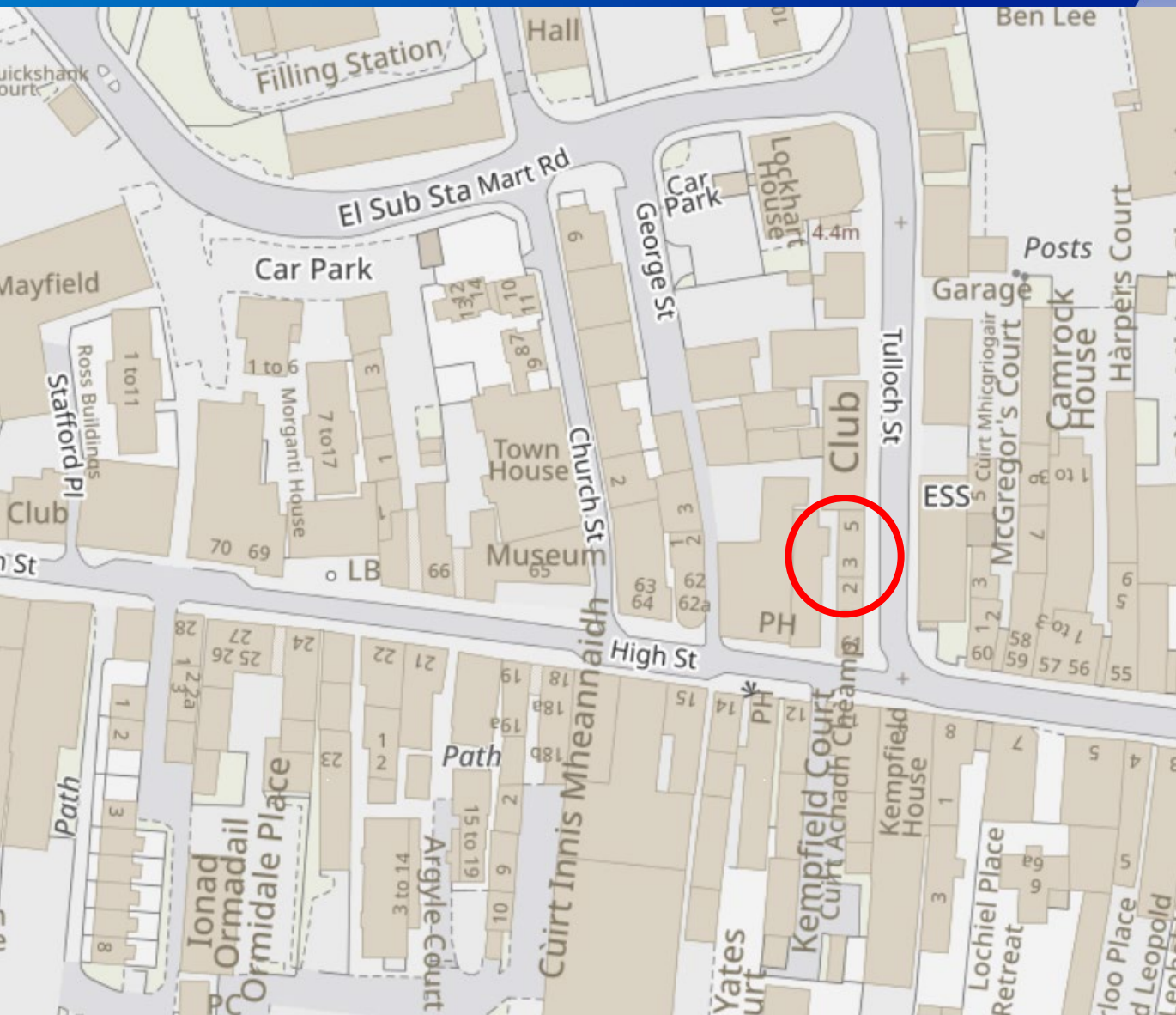


**VIDEO TOUR**

**3 TULLOCH STREET, DINGWALL, IV15 9JY**

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## LOCATION

Dingwall is a historic market town situated in the Highlands of Scotland, approximately 15 miles northwest of Inverness, the regional capital. The town lies at the head of the Cromarty Firth and benefits from good transport links, with the A835 connecting directly to the A9, the main arterial route through the Highlands to Inverness, Perth and the Central Belt. The town is on a regular bus route and has a railway station on the Far North and Kyle of Lochalsh lines, providing direct services to Inverness and onward connections to the national rail network.

Tulloch Street lies within the heart of Dingwall town centre, connecting directly to the High Street and forming part of the main commercial core. The street comprises a mixture of traditional stone-built properties in retail, office, leisure and residential use. The subjects occupy a prominent position on Tulloch Street close to its junction with the main High Street within easy reach of all of the town services and public transport links. Major stores nearby include a Tesco supermarket, Lidl and Home Bargains. Other near-by occupiers include Bank of Scotland, Boots Pharmacy, Fone Fitness, Reynolds Architecture and the Puffin Pool Shop.

## DESCRIPTION

The subjects comprise an attractive ground floor hairdressing salon set within a wider 2-storey and attic terraced building of traditional stone construction under a pitched and slated roof. The upper floors are in residential use.

The salon is bright and airy with 2 large double glazed shop front windows to the street. The entrance is centrally set with double timber storm doors leading into a small vestibule and a part glazed entrance door to the salon.

Internally, the accommodation provides a modern open plan hairdressing salon recently fully refurbished to a high specification including Karndean Victorian design floorcovering with hand cut borders. The salon is currently configured to provide 2 stylist chairs, a wash station plus a reception desk. Heating is provided via electric wall mounted panels and a high ceiling incorporates modern LED spot lighting in addition to an attractive feature pendant light. There is a staff/customer toilet to the rear.

**Fully Refurbished Hairdressing Salon**  
**Tulloch Street, Dingwall Town Centre**



FIND ON GOOGLE MAPS



### FLOOR AREA

The property extends to a gross floor area of approximately 23.2 m<sup>2</sup> (250 ft<sup>2</sup>).

### RATABLE VALUE

The subjects are listed on the Assessor's Valuation Roll as: Shop: NAV/RV: £3,000. This figure is proposed for the 2026 re-valuation. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

### PLANNING

The property is currently operated as a hairdressing salon within Class 1A (Shops, Financial, Professional and Other Services) of the Town and Country (Use Classes) (Scotland) Order 1997.

### EPC

Details will be provided on request.

### THE OPPORTUNITY

The property is available to let, including all existing fixtures and fittings, which are of a high specification. The salon has been fully refurbished in recent years and is presented in excellent walk in condition, ready for immediate occupation with no requirement for ingoing capital expenditure. The long-established business owner has built up an extensive client base, with the associated goodwill available to an incoming operator.

### LEASE TERMS

The salon is available "To Let" on FRI lease terms for a period to be agreed. A rental of £9,600 per annum is sought to include all fixtures and fittings.

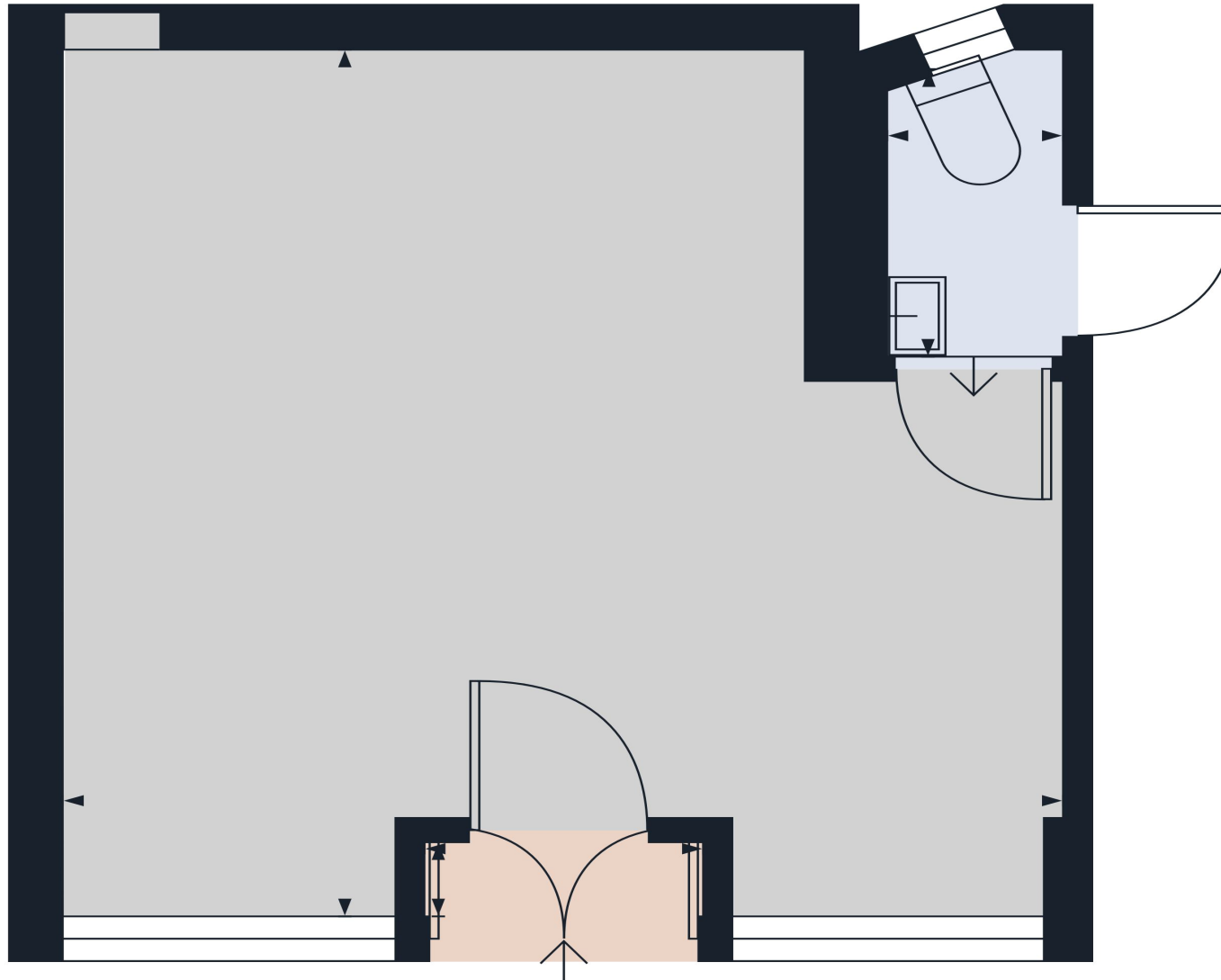
### SALE TERMS

The heritable interest in the property is potentially available "For Sale" to include all goodwill, fixtures and fittings. Please discuss any proposals with the marketing agents. Price on Application.

### LEGAL COSTS & VAT

Each party will bear their own legal costs. The ingoing tenant or purchaser will be liable for LBTT and Registration Dues. The property is not elected for VAT and no VAT will apply.







## Get in Touch

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

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### 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.

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