



TO LET

RETAIL

**GROUND, FIRST & ATTIC
RETAIL UNIT**

FLOOR AREA: 241 M² (2,599 FT²)

**PROMINENT LARGE
FRONTAGE TO DINGWALL
HIGH STREET**

EARLY ENTRY AVAILABLE

**QUALIFIES FOR 100%
RATES RELIEF**

MAY SUIT VARIOUS USES, STP

RENT: £12,000 PER ANNUM



WHAT 3 WORDS

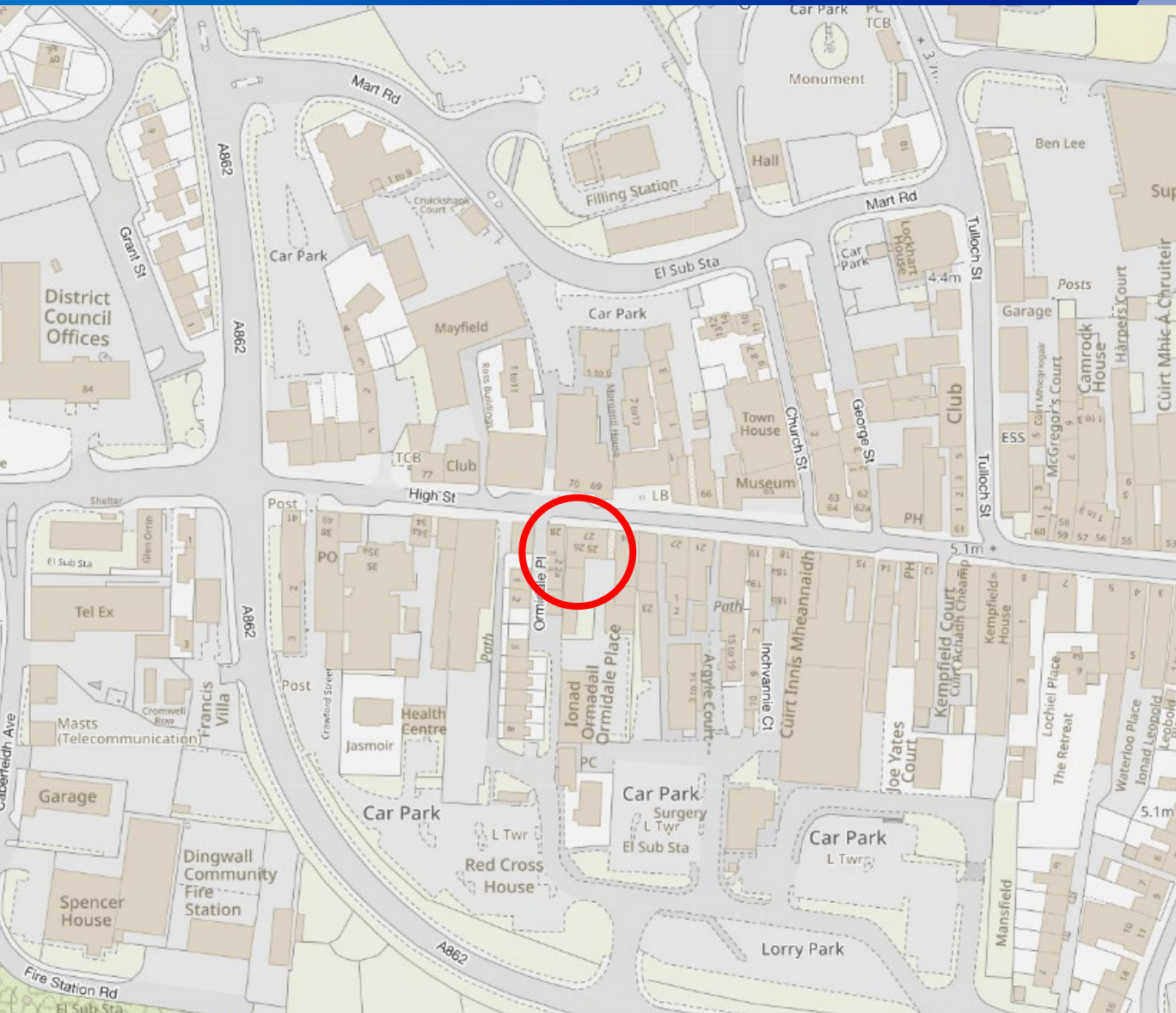


VIDEO TOUR

25-27 HIGH STREET, DINGWALL, IV15 9RU

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Prominent Retail Unit 25-27 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 town has a busy local mart, a substantial council office and is home to Ross County Football Club. Its location makes it a practical base for exploring the surrounding scenic area with easy connection to the highly popular NC500 route. The town benefits from both secondary and primary education facilities.

Dingwall railway station is on the Far North and Kyle of Lochalsh lines, providing direct services to Inverness and onward connections to the national rail network. Regular bus services run to Inverness and its airport at Dalcross, 9 miles to the east. Flights operate to airports across the UK and the Islands to the north and west of Scotland. British Airways operate daily flights to Heathrow and KLM operate daily flights to Amsterdam providing international connectivity to the rest of the world.

The subject property is located on the south side of the main High Street at its western end within the heart of the town centre on the pedestrianised section near its junction with Ormidale Place, which connects through to free public car parking. Neighbouring occupiers to the property include Sue Ryder, Home & Co, Deas Bakery, British Red Cross Society and the Sports & Model shop.

Description

The subjects comprise an attractive retail unit arranged over ground first and attic floors set within an attached building of traditional masonry and slate construction.

The shop has 3 large glazed display sections fronting to the street with a glazed entrance door. Internally the ground floor accommodation provides a mix of open plan and cellular sales areas with a sales counter area plus an office.

Office, Storage and staff ancillary facilities are provided at first floor level accessed via a staircase from the ground floor. There is an attic floor which provides further storage although not currently in use. Heating is provided via an electric wet system feeding wall mounted radiators. A mix of fluorescent strip lighting and spot lighting is fitted throughout.



Floor Areas

Accommodation	m ²	ft ²
Ground Floor – Sales + Office	111.54	1,201
First Floor – Office, Storage + Toilets	98.54	1,061
Attic Floor - Storage	31.31	337
Total:	241.39	2,599

Rateable Value

NAV/RV: £11,250. The proposed 2026 revaluation matches this figure and qualifies for 100% Small Business Bonus Scheme rates relief.

Planning

The property benefits from Class 1A (Shops, Financial, Professional and Other Services) planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permissible, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

EPC

The property has an EPC Rating of: "B". The EPC Certificate and Recommendations Report are available on request.

Lease Terms

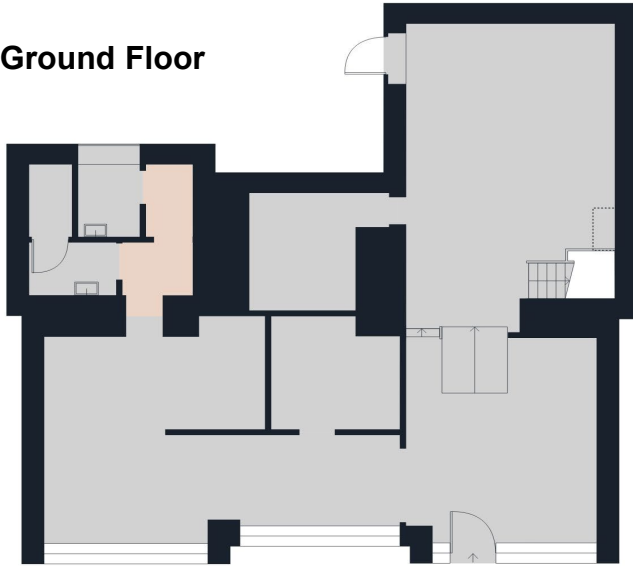
The property is available To Let on FRI Lease terms for a period to be agreed. A rental of £12,000 per annum, exclusive of VAT is sought. Early entry is available by mutual agreement.

Legal Costs & VAT

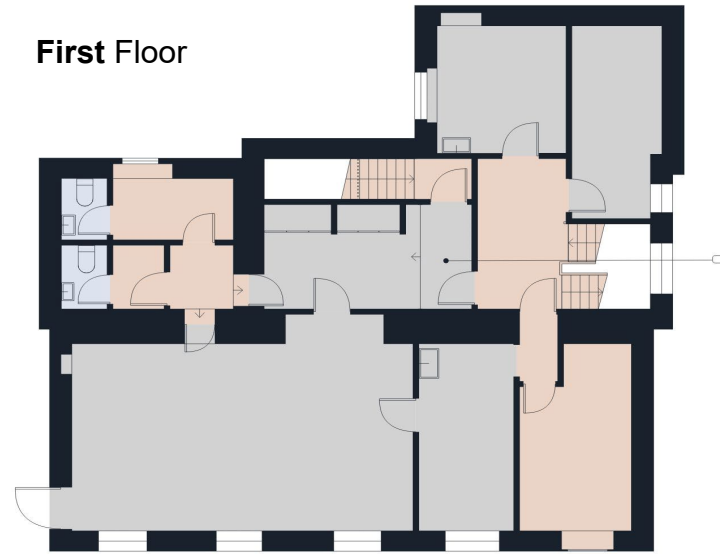
Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.



Ground Floor



First Floor



Attic Floor







Get in Touch

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



Linda Cameron

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Stuart Main

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Shepherd Chartered Surveyors

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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.

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