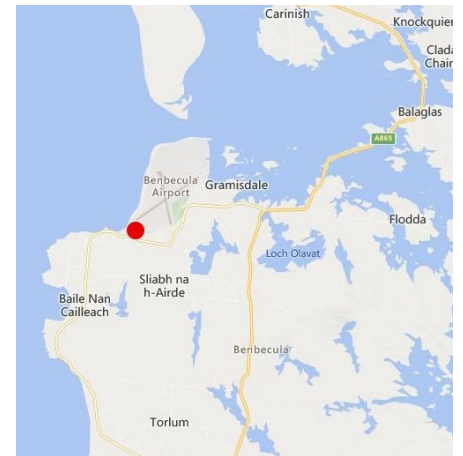




Small Business Units, Eabhal Business Park, Balivanich, Isle of Benbecula, HS7 5AD

- Seven New Build Units Available Early 2026
- 4x Units - 60sq.m / 645sq.ft
- 3x Units - 30sq.m / 322sq.ft
- Office & Light Industrial Occupiers Sought
- Rates Discounts Available



LOCATION

The subjects are situated in Balivanich, the main settlement on the Island of Benbecula in the Outer Hebrides. A range of services and facilities are available in the locality including Benbecula Airport. The scheme is situated on the north side of Balivanich beside the airport and existing business park. Surrounding occupiers include Fraser Architecture and FES FM Ltd.

DESCRIPTION

This new development is anticipated to be completed early 2026 and will be built to a high standard.

The proposed development comprises two terraces of commercial units.

The buildings will be of steel frame construction with a high level of insulation. Each unit will benefit from WC and tea prep facilities. Units 9, 10 and 11 will also benefit from a dedicated roller shutter door.

Shared carpark/yard area with EV charging points and bike storage will be provided.

ACCOMMODATION

UNIT	SQ.M	SQ.FT
Unit 6	30	322
Unit 7	30	322
Unit 8	60	645
Unit 9	60	645
Unit 10	60	645
Unit 11	60	645
Unit 12	30	322

RATEABLE VALUE

To be determined on completion.

Units likely to benefit from rates relief via the small business bonus scheme and New Start relief, subject to application to the local authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction

VAT

All figures quoted are net of VAT

RENTAL

The quoting rent for each unit is available on application.

VIEWING

The units are currently under construction with inspection from the public road only.

GENERAL

A closing date will be set for expressions of interest. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information see HIE's Community Assets webpage here:

<https://www.hie.co.uk/support/support-for-community-organisations/community-assets/>

LEASE TERMS

The premises will be available for lease on full repairing and insuring terms for a minimum period of three years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within use Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any tenant will require to satisfy themselves that their proposed use falls within the permitted use class.

Note: A deposit of 3 months rental will be required on entry. In addition a service charge is applicable for the upkeep of common areas of the park.

SERVICES

On completion the premises will be connected to single phase mains electricity and water supplies with drainage being to the main sewer. Heating will be provided from an air source heat pump.

For further information please contact



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2024

