

Indicative Aerial View

TO LET / MAY SELL

7No. NEW BUILD
COMMERCIAL UNITS

PROMINENT ROADSIDE LOCATION

FLEXIBLE SPACE OPTIONS
FROM 1,147 FT² TO 8,029 FT²

ADJOINING UNITS CAN BE COMBINED
TO PROVIDE LARGER FLOOR AREAS

RETAIL/OFFICE USES
MAY SUIT OTHER USES, STP

FLEXIBLE LEASE TERMS

LANDSCAPED SITE WITH
ON-SITE CAR PARKING

PRICING ON APPLICATION

PROPOSED
A DEVELOPMENT BY:



**NEW BUILD COMMERCIAL UNITS,
GREAT NORTH ROAD, MUIR OF ORD, IV6 7WB**

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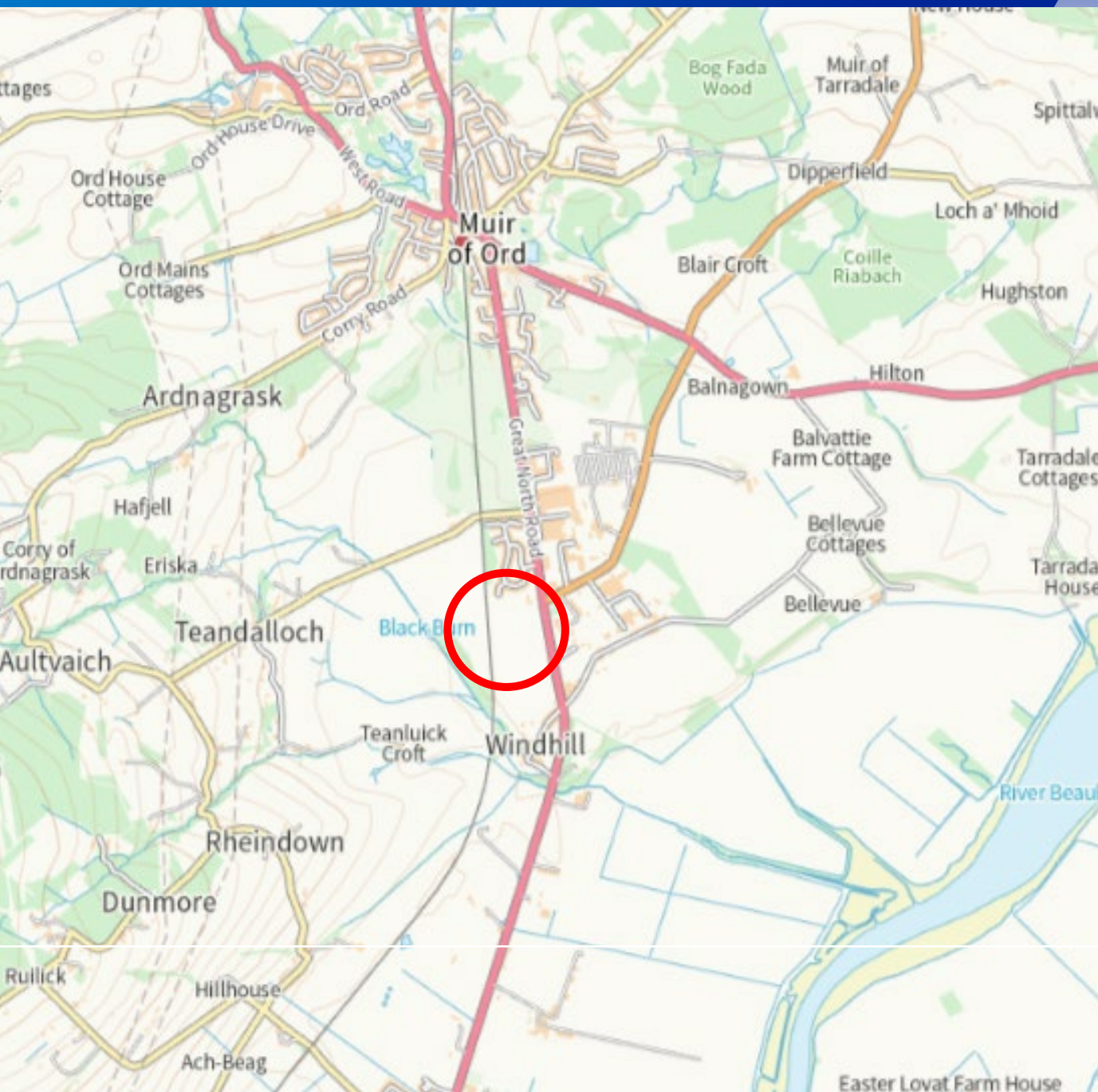


WHAT 3 WORDS



GOOGLE MAPS





LOCATION

Muir of Ord is conveniently situated for access to Inverness (12 miles) and Dingwall (7.5 miles) and has become an increasingly popular commuter location. This accessibility, together with the village's attractive setting, has supported continued population growth and significant new housing development, principally in the northern and southern parts of the village.

The village provides a good range of local amenities and services, including Tarradale Primary School on Black Isle Road, which serves Muir of Ord and the surrounding area. Secondary education is available at Dingwall Academy. Other amenities include local shops and services, hotel and bed and breakfast accommodation, a golf course, a sports field and a football club. Muir of Ord is also home to the renowned Black Isle Show, one of Scotland's largest and best-established agricultural shows, which attracts substantial numbers of visitors each year. The nearby Wyndhill Industrial Estate and Muir of Ord Industrial Estate, situated to the east of the subjects, accommodate a diverse range of commercial and industrial occupiers, including established local businesses and national operators. Together, these estates provide an established employment base and support the appeal of this roadside location for a range of business occupiers.

The subjects lie approximately one mile south of Muir of Ord village centre, on the western side of the A862 Great North Road. The site forms part of the wider Wyndhill development allocation and occupies a prominent roadside position at the edge of the settlement, immediately south of the consented Phase 1 residential development. The proposed commercial development benefits from extensive frontage to Great North Road, providing visibility to passing traffic and a readily identifiable location for prospective customers and visitors. Further development land adjoins the southern and western boundaries.



DESCRIPTION

The property comprises a new-build development of seven commercial units forming Phase 2 of the Wyndhill development, approved under planning reference 23/02248/MS. The development will comprise two separate terraces of four and three units respectively, positioned broadly in accordance with the indicative site plan shown opposite.

The units will be of steel portal frame construction. Front elevations will incorporate timber weatherboard cladding, with glazing and/or vehicle access roller doors to an agreed specification. Mono-pitch roofs clad with insulated metal sheeting will complement the overall appearance of the development and provide a modern, practical finish.

Each unit will provide a single open-plan commercial space, allowing occupiers flexibility to undertake their own fit-out to suit their operational requirements. Units may be occupied individually or adjoining units combined to provide larger floor areas, accommodating a range of business needs and allowing scope for future expansion.

The units will have solid concrete floors, dedicated pedestrian entrances to the front elevation and pedestrian fire exits to the rear. Clear internal height will range from approximately 4.6 metres at the front to 3.6 metres at the rear, providing useful clearance for a variety of commercial uses and fit-out arrangements.

Externally, the development will incorporate attractive landscaping, circulation areas and designated block-paved parking, including accessible spaces, positioned between the two terraces. The layout will provide a well-planned and attractive commercial environment with convenient access to the individual units and associated parking for occupiers and visitors.



AVAILABILITY TABLE

The units are available on a "To Let" basis. Our client may also consider sale options. Please contact the marketing agent to discuss any proposals. Unit floor areas are detailed within the table below:-

Unit No.	Floor Area (m ²) (ft ²)		Availability
Unit 1	107	1,147	AVAILABLE
Unit 2	107	1,147	AVAILABLE
Unit 3	107	1,147	AVAILABLE
Unit 4	107	1,147	AVAILABLE
Unit 5	107	1,147	AVAILABLE
Unit 6	107	1,147	AVAILABLE
Unit 7	107	1,147	AVAILABLE

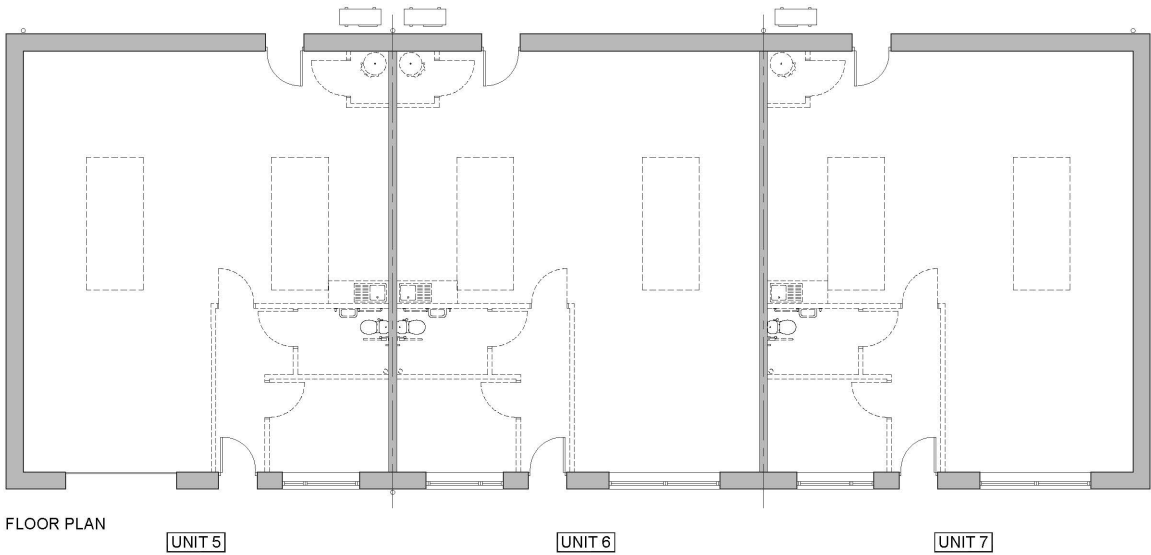
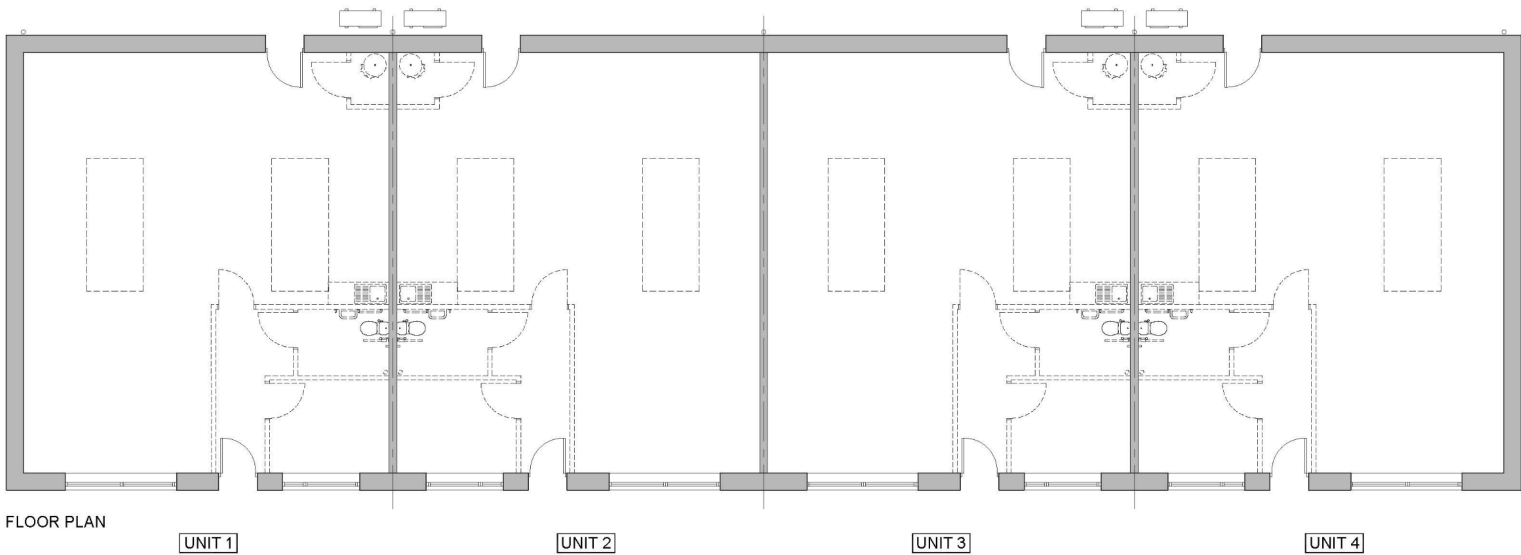
LAYOUT & FIT-OUT OPTIONS

Flexible internal layouts can be considered, including the provision of toilet and tea-preparation facilities to suit individual occupier requirements. Alternatively, the units can be provided as clear open-plan accommodation, allowing incoming occupiers to undertake their own fit-out to meet their specific operational needs.

The development provides an opportunity to occupy modern, purpose-built commercial accommodation in an established and growing location. The range of configuration options offers flexibility for smaller businesses, as well as occupiers requiring larger floor areas through the combination of adjoining units.

Interested parties are encouraged to discuss their requirements with the marketing agents at an early stage. Flexible proposals may be considered, including the combination of units and an agreed specification of accommodation tailored to individual business needs.







BUSINESS RATES

The units will require assessment for business rates on occupation. Relief may be available through the Small Business Bonus Scheme, subject to eligibility. Interested parties should make their own enquiries regarding their potential rates liability and entitlement to relief.

PLANNING

The units will benefit from planning permission for Use Class 1A (Shops, Financial, Professional and Other Services) and Class 4 (Business). Alternative uses may be suitable, subject to obtaining the necessary planning consent. Interested parties should contact the marketing agents to discuss their proposals.

SERVICE CHARGE

The owner or occupier will be responsible for a service charge covering the repair and maintenance of the common parts of the development. Further details of the proposed arrangements will be available from the marketing agents.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates and accompanying Recommendation Reports will be available for each unit on completion of construction. The units are expected to achieve excellent EPC ratings.

LEASE & SALE TERMS

The units are available To Let on flexible lease terms. Alternatively, our client may consider selling individual units on terms to be agreed. Please contact the marketing agents to discuss any proposals and for further information. Development timescales are to be confirmed.

LEGAL COSTS & VAT

Each party will bear their own legal costs. The incoming tenant or purchaser will be responsible for any applicable Land and Buildings Transaction Tax (LBTT), registration dues and VAT payable in connection with the transaction. All figures are quoted exclusive of VAT, which will be added at the prevailing rate.

Get in Touch

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



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A DEVELOPMENT BY:



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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