

TO LET

RETAIL

GROUND FLOOR SHOP

LARGE GLAZED FRONTAGE

HIGH SPECIFICATION FIT-OUT

PROMINENT TOWN CENTRE
TRADING LOCATION

QUALIFIES FOR 100% RATES RELIEF

MAY SUIT OTHER USES

RENT ON APPLICATION



WHAT 3 WORDS

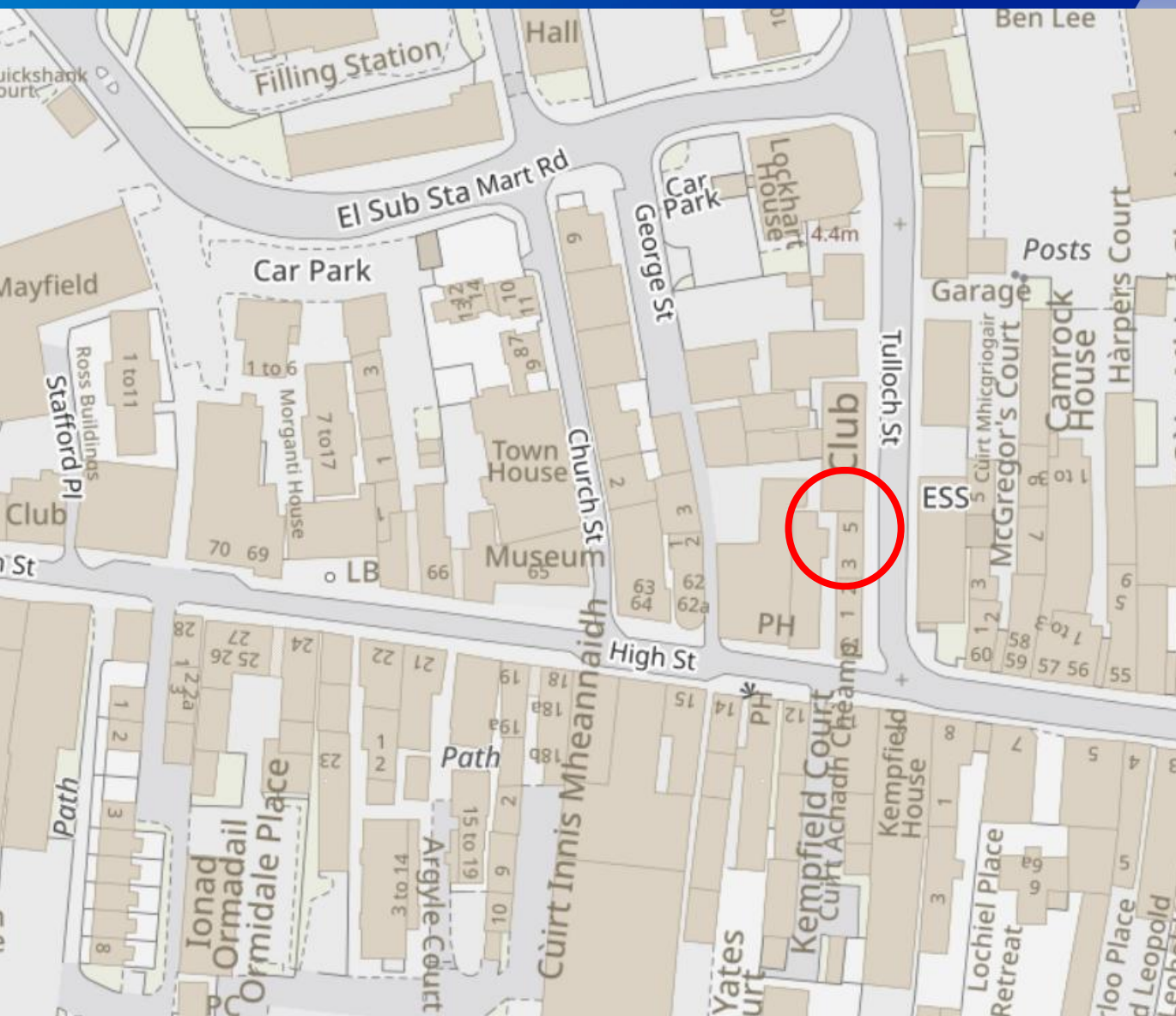


VIDEO TOUR

5 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 retail shop which has recently been fully refurbished and is presented in excellent condition. The shop is set within a wider 2-storey and attic terraced building of traditional stone construction under a pitched and slated roof.

The shop is bright with 2 large double glazed shop front windows to the street allowing a high level of natural light into the space. The entrance is centrally set with double timber storm doors leading into a small vestibule and a further part glazed entrance door.

Internally, the accommodation provides a modern open plan sales area. Heating is provided via electric wall mounted panels and a high ceiling incorporates modern LED spot lighting. There is a side door off the sales area leading to a shared staff toilet.

**Opportunity to occupy a prominent retail unit in
Dingwall Town Centre**



FIND ON GOOGLE MAPS



RATABLE VALUE

The subjects are listed on the Assessor's Valuation Roll as: Shop:
NAV/RV: £3,500.

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

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

The subjects are suitable for a range of alternative uses, subject to obtaining any necessary planning consents.

Please discuss any proposals with the marketing agents.

EPC

The EPC Certificate and Recommendations Report are available on request.

THE OPPORTUNITY

The subjects are available "To Let" on negotiable lease terms.

Rent on Application.

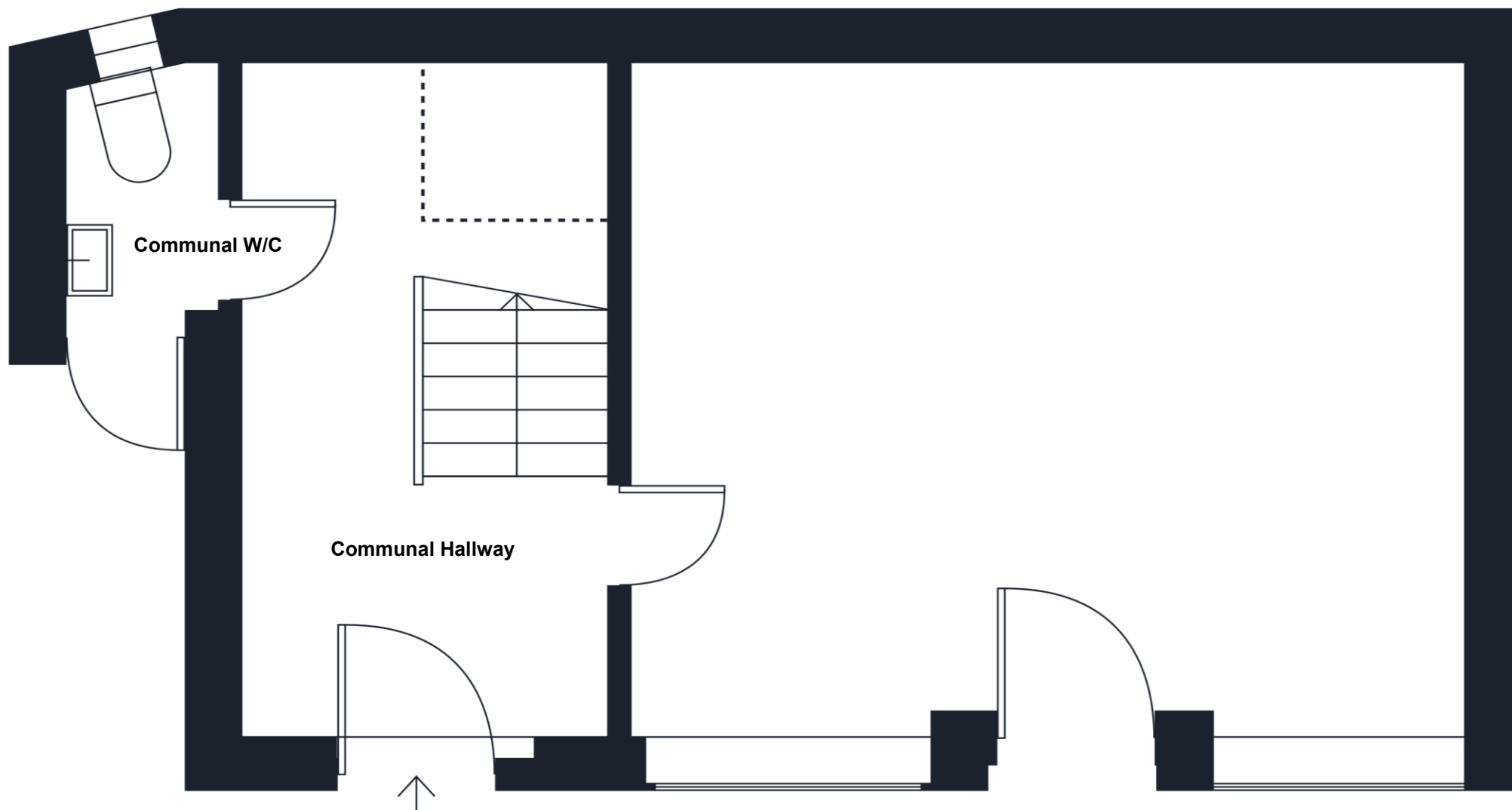
Please discuss any proposals with the marketing agents.

LEGAL COSTS & VAT

Each party will bear their own legal costs.

In the usual manner, the incoming Tenant will be liable for any LBTT and Registration Dues thereon.

The property is not elected for the purposes of VAT. Therefore, no VAT will apply to the rent.





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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