

FOR SALE
INVESTMENT

 **GRAHAM
SIBBALD**

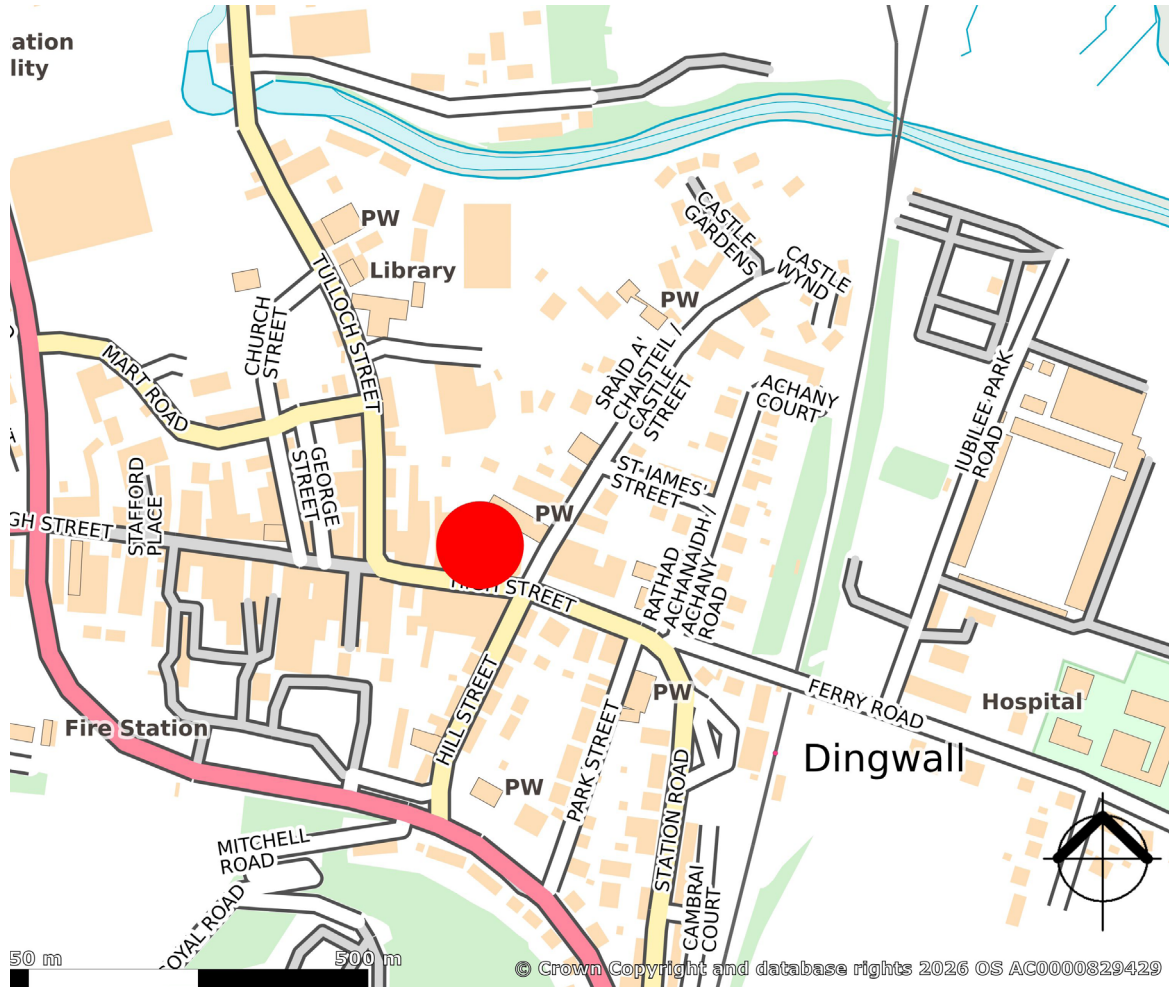


49 High Street, Dingwall, IV15 9HL

- Let to Tarradale Home Improvements Ltd
- Asking price: £110,000
- Net Initial Yield: 10.72%
- Passing rent £12,000 per annum
- No VAT

LOCATION

The subjects are prominently located on eastern side of Dingwall High Street. Dingwall acts as a market town to the surrounding areas of eastern and western Ross-shire. All facilities and amenities can be found within reasonably close proximity and the City of Inverness can be found approximately 15 miles to the south east of Dingwall.



DESCRIPTION

The subjects comprise a ground floor retail unit with extensions to the rear. The unit is part of a two storey and attic, stone and slate, mid terraced block.

The accommodation can be summarised as follows:

Ground Floor — Sales floor, Stock Room 1, Office, Stock Room 2, Male and Female Toilets, Tea Prep and Stock Room 3.

SERVICES

We understand that the subjects are connected to mains supply for electricity and water with drainage being to the main sewer.

RATEABLE VALUE

We understand the Rateable Value is £10,000.

LEASE TERMS

The property is currently let to Tarradale Home Improvements Ltd until 1st June 2028. The rent is £12,000 per annum.

Full lease documents available on application to seriously interested parties.

REPAIRS

We understand that the Tenant is obligated to repair/renew/rebuild at all times throughout the lease.

USE

Class 1A — Shops and financial, professional and other services



TENURE

Heritable subject to the occupational lease.

ASKING PRICE

£110,000

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the purchaser will be liable.

VAT

Not applicable

EPC

On application.

To arrange a viewing please contact:



KENNY MCKENZIE

Director

kenny.mckenzie@g-s.co.uk
07803 896 963



ANNA MASSIE

Graduate Surveyor

anna.massie@g-s.co.uk
07803 896 938

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.