

FOR SALE

RETAIL

TWO SELF-CONTAINED SHOPS

FULLY EQUIPPED SALON &
BOUTIQUE STYLE SHOP

LARGE GLAZED FRONTAGES

HIGH SPECIFICATION FIT-OUTS

No. 3: FLOOR AREA: 23 M² (250 FT²)

No. 5: FLOOR AREA: 22 M² (238 FT²)

PROMINENT TOWN CENTRE
TRADING LOCATION

BOTH PROPERTIES QUALIFY FOR
100% RATES RELIEF

AVAILABLE INDIVIDUALLY
OR AS ONE LOT

PRICE ON APPLICATION
VAT FREE

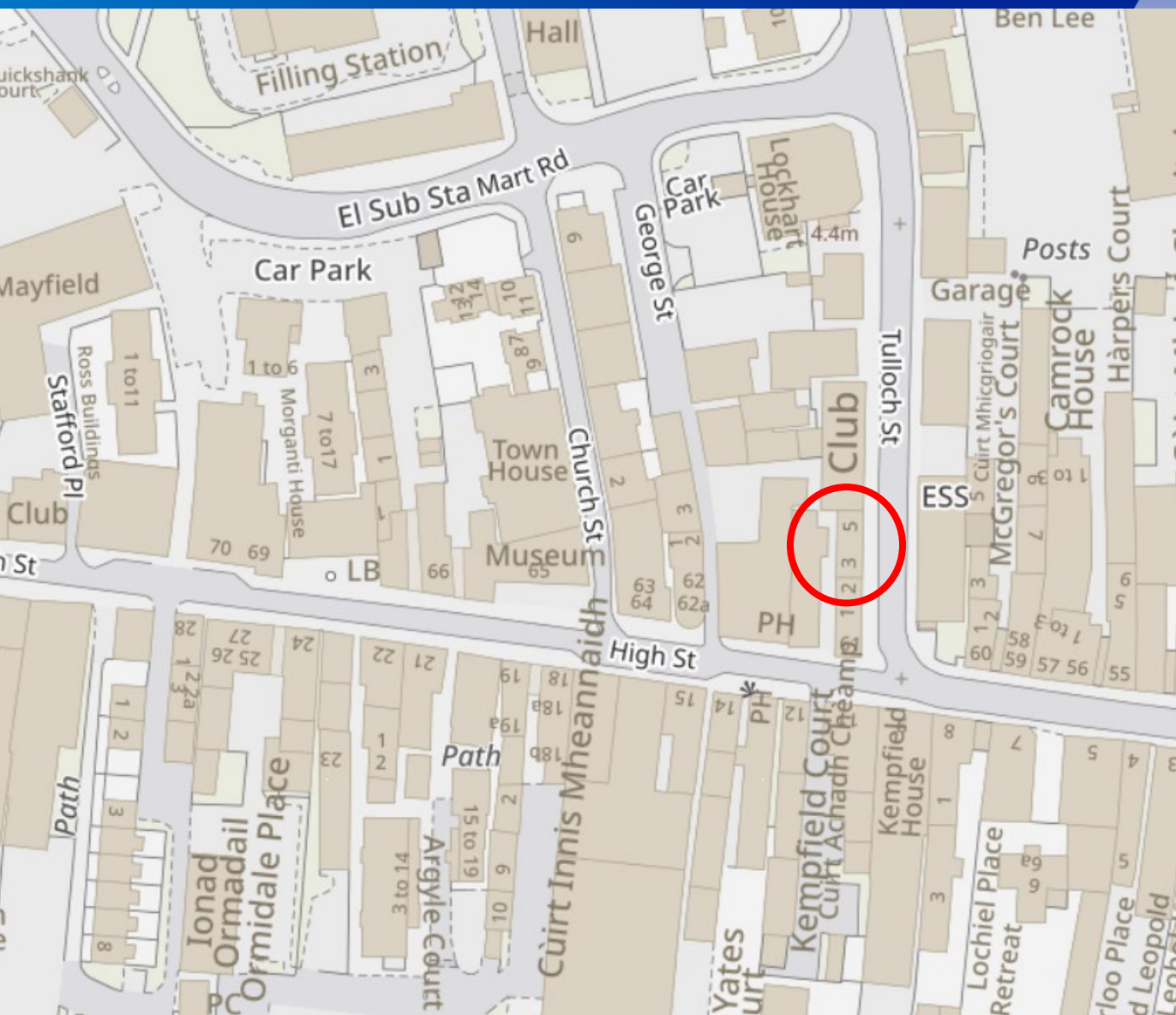


WHAT 3 WORDS

3 & 5 TULLOCH STREET, DINGWALL, IV15 9JY

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Two Self-contained Shops, Tulloch Street, Dingwall Town Centre



FIND ON GOOGLE MAPS

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 two ground floor self-contained shops. 3 Tulloch Street provides a fully equipped hairdressing salon, while the adjoining property at No. 5 comprises a boutique style shop. The shops have recently been fully refurbished and are presented in excellent condition.

Both properties are set within a wider 2-storey and attic terraced building of traditional stone construction under a pitched and slated roof. The upper floors are in residential use.

Both properties have large double-glazed shopfront windows facing the street, providing good natural light. Each has a centrally positioned entrance, with double timber storm doors leading into a small vestibule and a further part-glazed entrance door. Internally, both properties are modern and bright, providing open-plan accommodation with shared toilet facilities. Heating is provided by electric wall-mounted panels, and the high ceilings incorporate modern LED spot lighting.





FLOOR AREA

3 Tulloch Street extends to a gross floor area of approximately 23 m² (250 ft²).

5 Tulloch Street extends to a gross floor area of approximately 22 m² (238 ft²).

RATABLE VALUE

The subjects are listed on the Assessor's Valuation Roll as follows:-

No. 3 Tulloch Street - Shop: NAV/RV: £3,000

No. 5 Tulloch Street - Shop: NAV/RV: £3,500

The properties qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

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

Other uses may be permissible subject to securing the appropriate planning use consent from the local authority.

EPC

Details are available on request.

THE OPPORTUNITY

Our client's heritable interest is available "For Sale" subject to vacant possession, with unconditional offers sought. Price on Application. The shops are available as one lot or alternatively the salon and shop are also available individually.

Please discuss any proposals with the marketing agents.

LEGAL COSTS & VAT

Each party will bear their own legal costs.

In the usual manner, the purchaser will be liable for LBTT and Registration Dues.

The properties are not elected for the purposes of VAT. VAT will not apply to any transaction.

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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