

TO LET

FULLY FITTED SALON

GROUND FLOOR
HAIRDRESSING STUDIO

LARGE GLAZED FRONTAGE

HIGH SPECIFICATION FIT-OUT

PROMINENT TOWN CENTRE
TRADING LOCATION

QUALIFIES FOR 100% RATES RELIEF

RENT ON APPLICATION



WHAT 3 WORDS

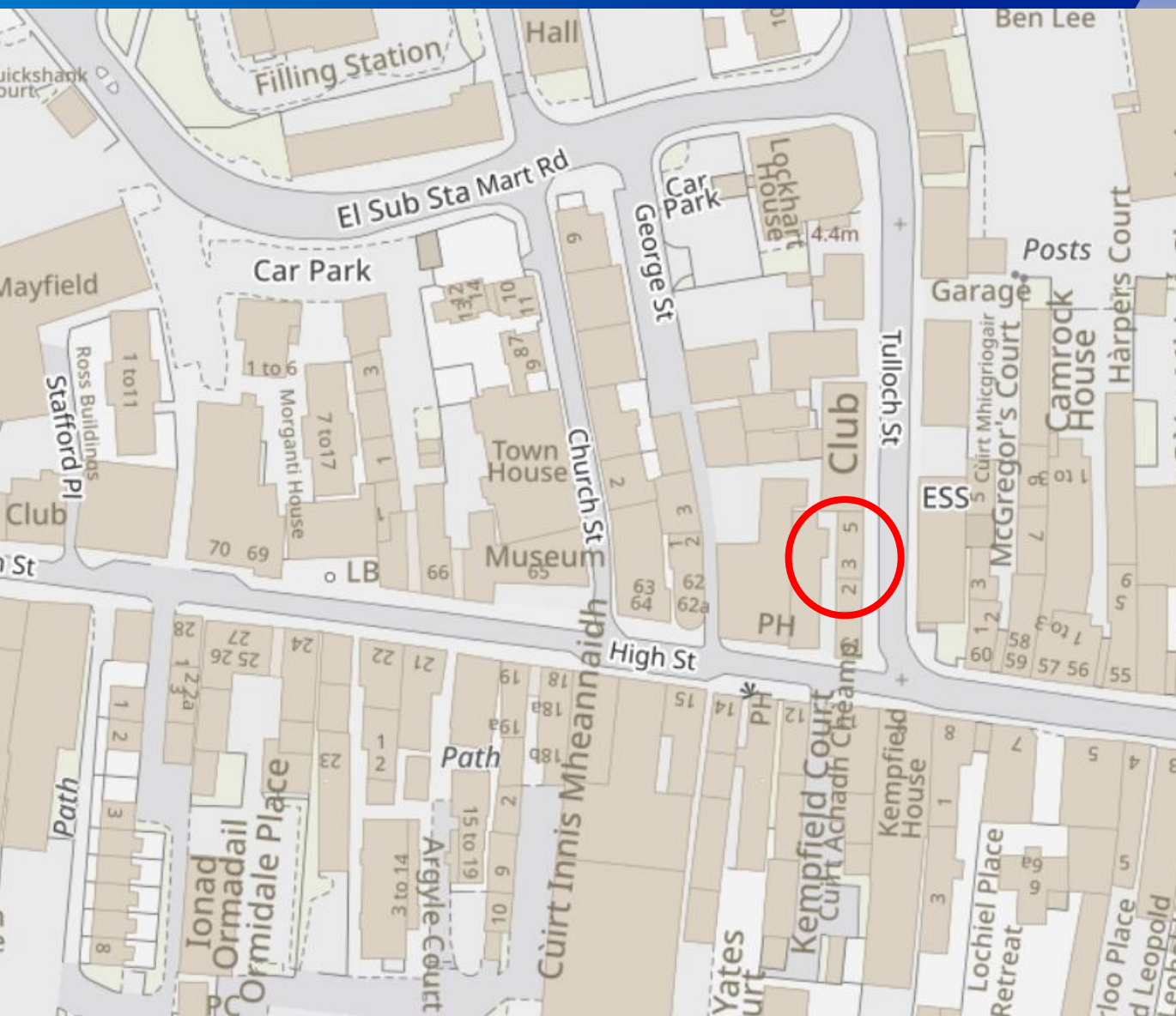


VIDEO TOUR

3 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 hairdressing salon set within a wider 2-storey and attic terraced building of traditional stone construction under a pitched and slated roof..

The salon is bright and airy with 2 large double glazed shop front windows to the street. The entrance is centrally set with double timber storm doors leading into a small vestibule and a part glazed entrance door to the salon.

Internally, the accommodation provides a modern open plan hairdressing salon recently fully refurbished to a high specification including Karndean Victorian design floorcovering with hand cut borders. The salon is currently configured to provide 2 stylist chairs, a wash station plus a reception desk. Heating is provided via electric wall mounted panels and a high ceiling incorporates modern LED spot lighting in addition to an attractive feature pendant light. There is a staff/customer toilet to the rear.

Fully Refurbished Hairdressing Salon
Tulloch Street, Dingwall Town Centre



FIND ON GOOGLE MAPS



RATABLE VALUE

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

Shop: NAV/RV: £3,000.

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

PLANNING

The property is currently operated as a hairdressing salon within Class 1A (Shops, Financial, Professional and Other Services) of the Town and Country (Use Classes) (Scotland) Order 1997.

EPC

EPC Rating "B".

The EPC Certificate and Recommendations Report are available on request.

THE OPPORTUNITY

The property is available "To Let" including all existing fixtures and fittings, which are of a high specification.

The salon has been fully refurbished in recent years and is presented in excellent walk in condition, ready for immediate occupation with no requirement for ingoing capital expenditure.

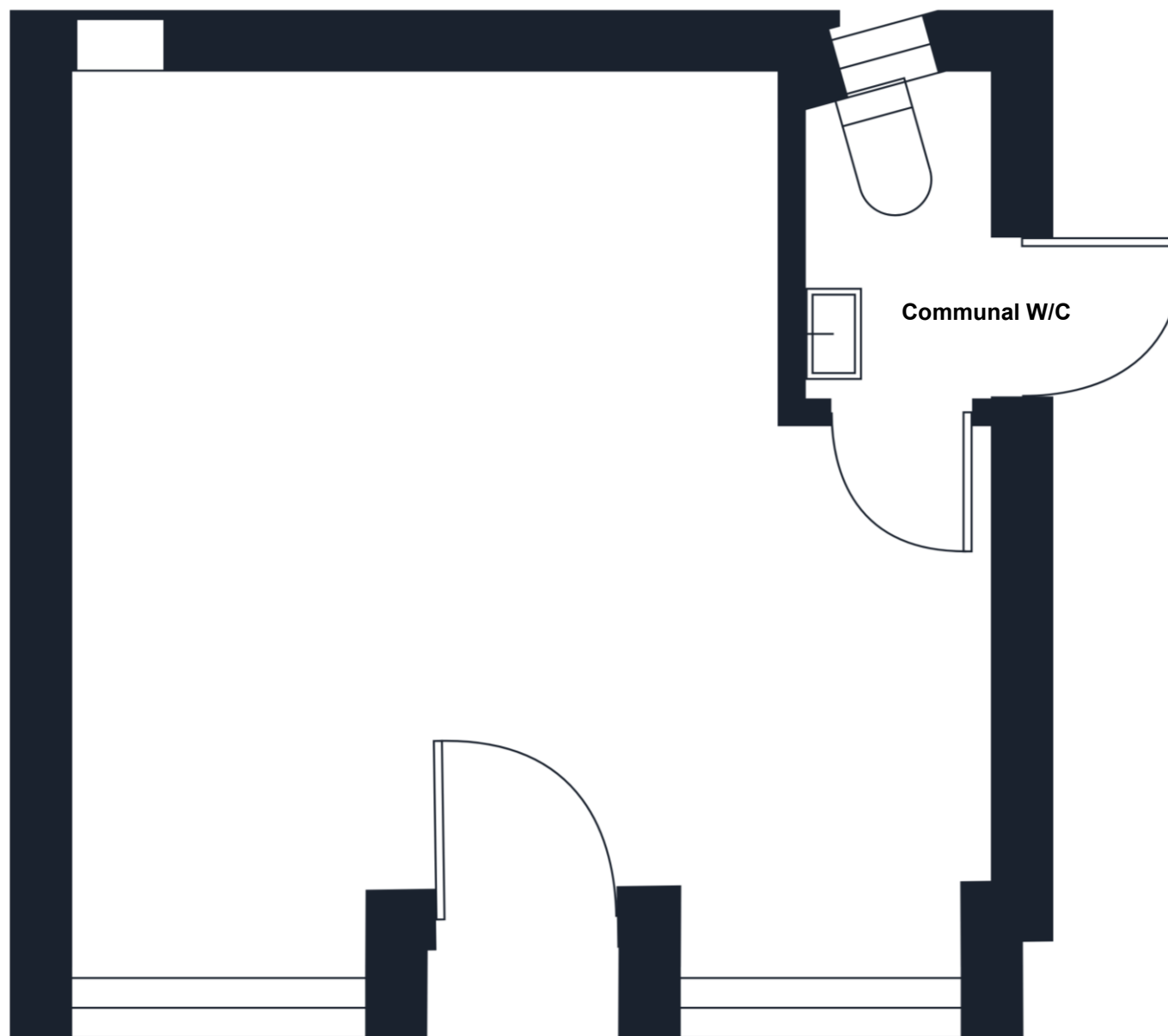
Rent on Application.

LEGAL COSTS & VAT

Each party will bear their own legal costs. The ingoing tenant will be liable for LBTT and Registration Dues.

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

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