

TO LET

RETAIL

Ground Floor End Terrace
Retail Unit With
On-Site Car Parking &
Rear Service Yard

Easily Accessible Location
Off Main A835 Road

Attractive Glazed Entrance

Extends to 91 m² (978 ft²)

Suitable for Various Uses, STP

Qualifies for 100% Rates Relief

Rent: £18,000 Per Annum

Available from 10/04/2025



WHAT 3 WORDS

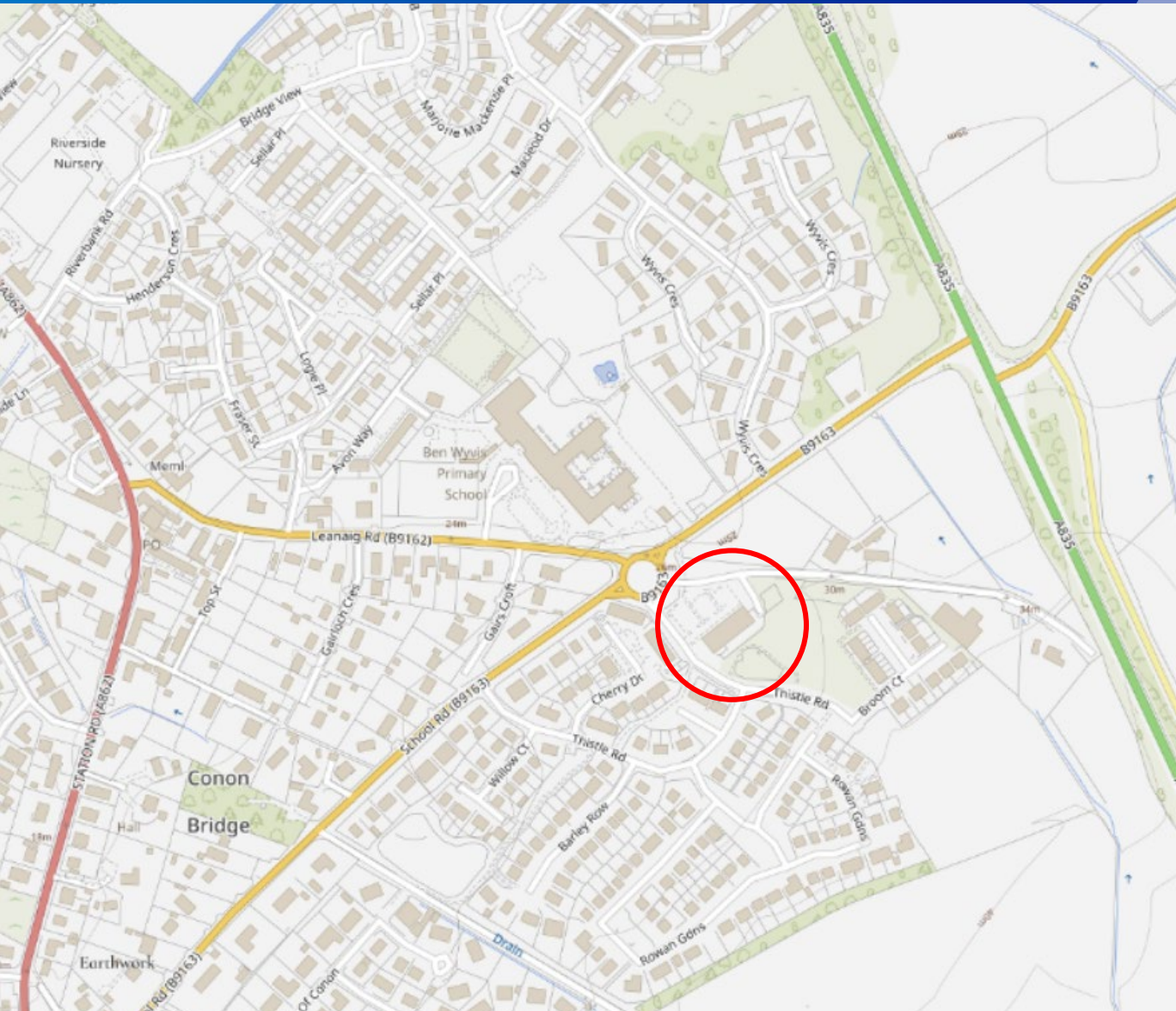


VIDEO TOUR

UNIT 3, ELDER LANE, CONON BRIDGE, IV7 8FH

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LOCATION

Conon Bridge is a popular commuter village located approximately 12 miles north of the city of Inverness in Ross-shire. Inverness is the Capital and main business centre for the Highlands of Scotland.

Conon Bridge has expanded over recent years with ongoing new build housing development at Braes of Conon. Tulloch Homes have announced expansion development of 160 new homes comprising a mix of bungalows and two-storey family homes, coming soon to Conon Bridge.

Conon Bridge has a resident population of circa 1,661 (2011 Census). The settlement is located on the southern banks of the River Conon and lies around 2.5 miles south of Dingwall. The village has easy access to the A835 which connects directly to the main A9 Trunk Road leading both North and South.

The village supports a primary school which is shared with pupils from the neighbouring village of Maryburgh with secondary education available in nearby Dingwall, a post office, a hotel and local shops.

The village is served by a railway station with trains linking to Dingwall and the main Inverness-Wick Far North Line. A regular daily bus timetable serves the village.

Inverness Airport at Dalcross provides UK domestic and European flights, approximately 25 minutes drive from Conon Bridge.

The subject property is set within a primarily residential area accessed via either the B9163 off the A835 which connects to the main A9 Trunk Road at Tore or the A862 which connects also connects to the B9163 – School Road.

The subjects sit at the eastmost end within a parade of 3 units with ample on-site car parking to the front of the parade and a service yard to the rear. Other occupiers in the terrace include a Co-operative Supermarket and a popular hot-food take-away.

**PROMINENT GROUND FLOOR RETAIL UNIT
CONON BRIDGE**



FIND ON GOOGLE MAPS



Current fit-out to be reinstated to shell specification ready for an incoming occupier to fit-out

DESCRIPTION

The property comprises a ground floor retail unit set within a wider parade of 3 mixed use units. The building is of steel portal frame design with blockwork walls under a pitched roof clad with profile metal sheets.

The unit benefits from an attractive frontage with a glazed centrally set entrance and pedestrian door leading to an open plan sales area.

Internally the property is currently operated as a retail unit selling stoves and associated products. **The unit will be provided stripped back to a shell specification ready for an incoming occupier's fit out.**

Externally the unit benefits from on-site car parking. The site provides 38 car spaces overall. There is service yard to the rear and compound storage for refuse bins.

FLOOR AREAS

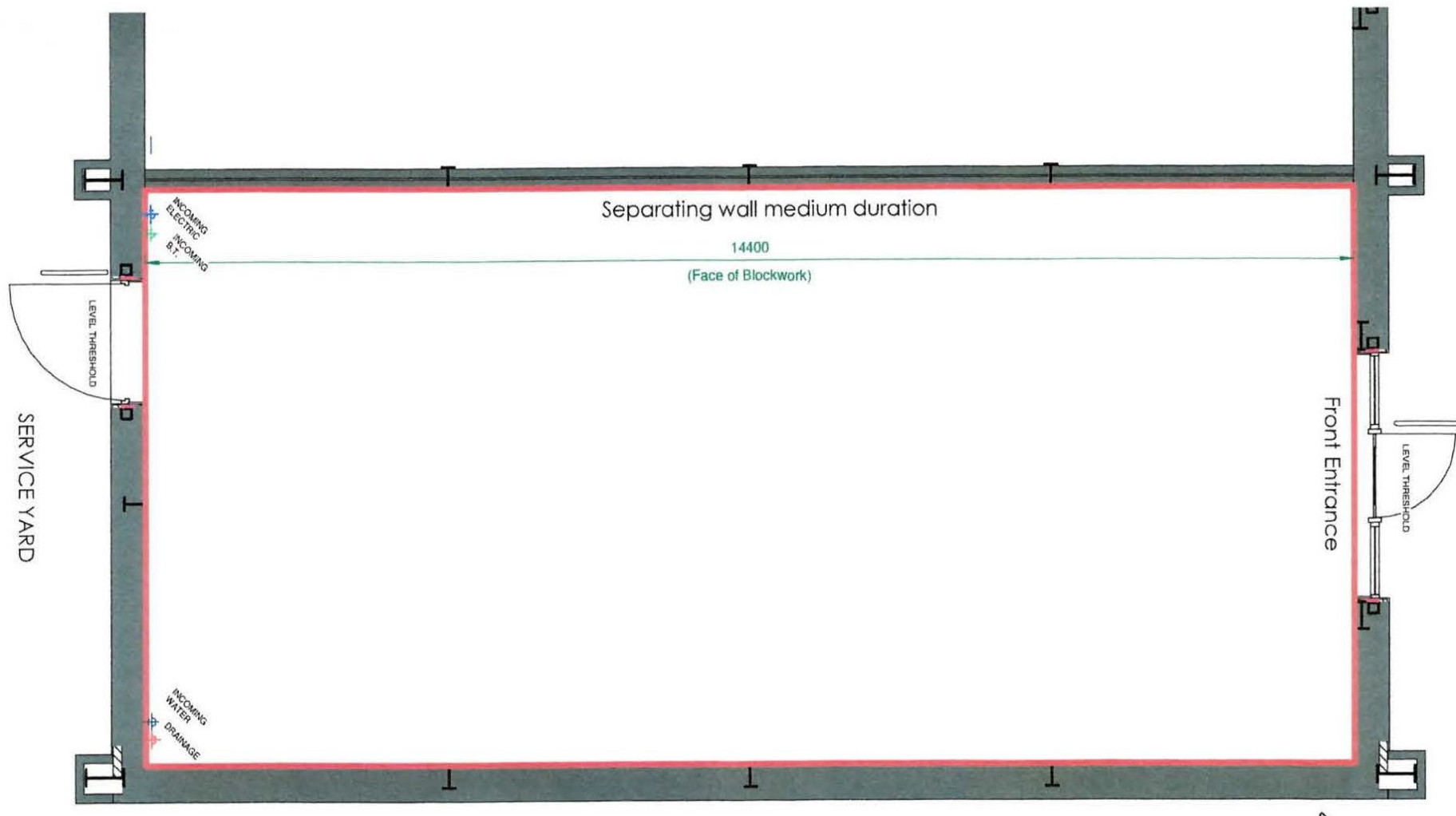
The property extends to the undernoted floor areas:-

Floor	(m ²)	(ft ²)
Ground Floor	90.85	978
TOTAL	90.85	978

PLANNING

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

Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.





Current fit-out to be reinstated to shell specification ready for an incoming occupier to fit-out

RATEABLE VALUE

The property is currently listed with a NAV/RV of £10,000.

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

EPC

Rating: "D". Documentation is available on request.

SERVICE CHARGE

There will be a service charge cost relating to maintaining and repairing the common parts of the development. Further information is available on request.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed. A rental of £18,000 per annum, exclusive of VAT is sought.

ENTRY

Available from 10th April 2025.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for LBTT, Registration Dues and VAT thereon.



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.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: March 2025



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