

TO LET

SERVICE OFFICES

2 No. Ground Floor Offices
within Muir of Ord Village Hall

Available Together or Separately
includes common welfare areas

Attractive Traditional Stone & Slate
Building with car parking

Qualifies for 100% Rates Relief

Floor Area Office 1: 16.24 m² (175 ft²)
Floor Area Office 2: 9.31 m² (100 ft²)
Total Floor Area: 25.55 m² (275 ft²)

May Suit Various Uses, STP

Rent from £3,000 per annum
(all inclusive rental
includes heating & lighting)
VAT FREE

Immediate Entry Available



WHAT 3 WORDS

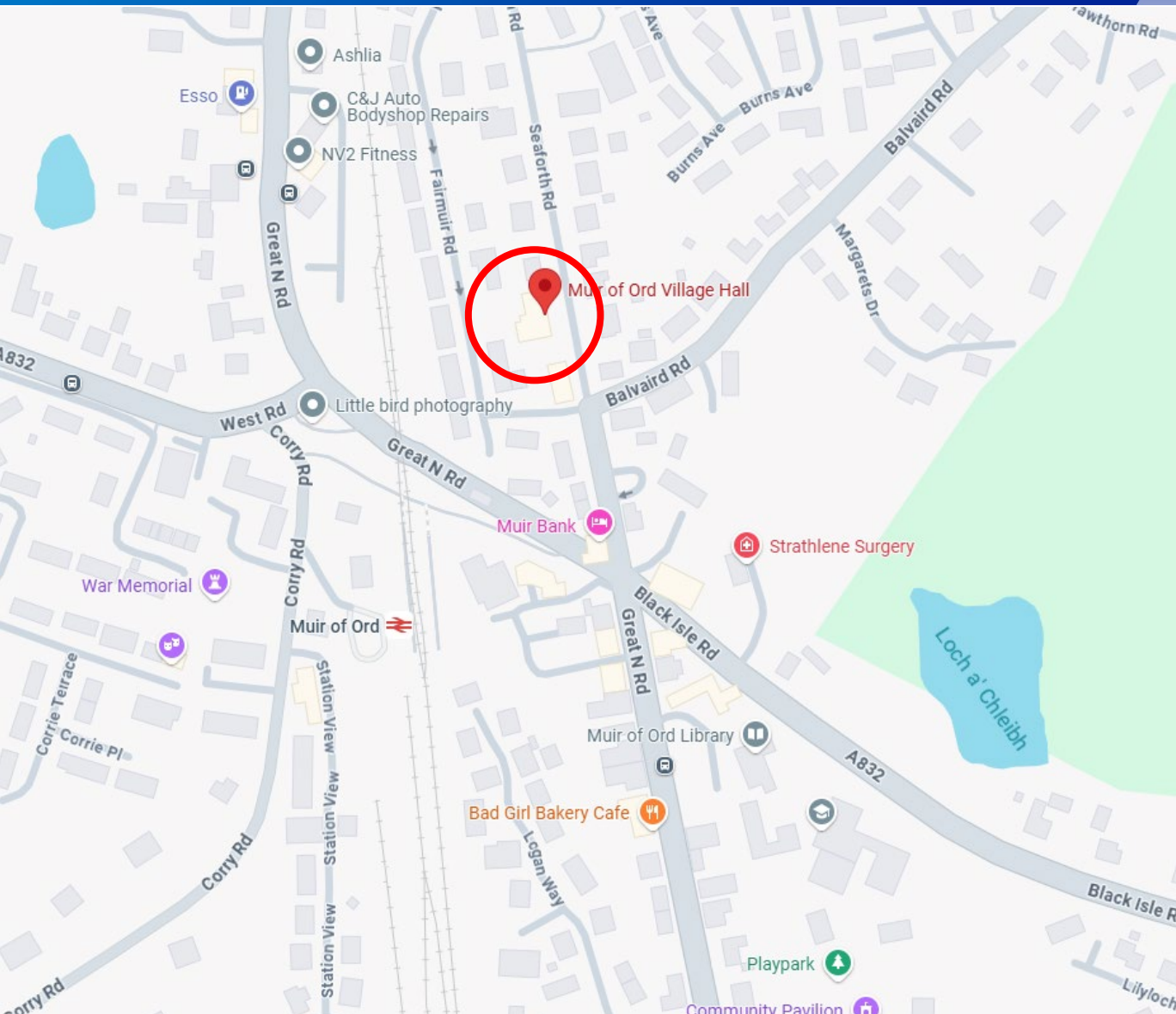


VIDEO TOUR

OFFICES, MUIR OF ORD VILLAGE HALL SEAFORTH ROAD, MUIR OF ORD, IV6 7TA

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LOCATION

Muir of Ord (pop. 3,026) is a scenic village in the Scottish Highlands located approximately 12.5 miles west of the city of Inverness and 7.5 miles to the south of Dingwall. It is located where Mid Ross meets the Black Isle at the intersection of the North railway line and traditional road routes west via Strath Conon and Strath Garve.

The settlement is flanked on the east by farmland with smaller hill farms to the west, extending to a forested hinterland beyond. There is an industrial estate at the south end of the village where there is extensive business activity, most significantly the SGL Carbon fibre factory.

Conveniently located for access to Inverness and Dingwall, Muir of Ord is popular with commuters. This has encouraged further recent population growth and taken up significant areas of housing land, mainly in the northern and southern quadrants of the village.

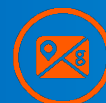
The Village has a primary school, Tarradale Primary School on Black Isle Road serving the village and surrounding areas with secondary education available at nearby Dingwall Academy.

Muir of Ord has a railway station linking to both the Kyle of Lochalsh Line and the Far North Line with a regular train timetable serving the village.

Muir of Ord supports a comprehensive range of local services including a range of hotels and B&B establishments. A good selection of retail operators are located in the village including Tarradale Auld Sweetie Shop, the Co-operative, Blythswood Care, Deas the Bakers and a Right Medicine Pharmacy. A new Chippy & Diner are scheduled to open shortly. It enjoys good recreation provision including a golf course and sports field. It is also the venue of the renowned Black Isle Show, one of the largest agricultural shows in Scotland.

The available office rooms are set within the wider building forming Muir of Ord Village Hall which is prominently located on the west side of Seaforth Road within the village centre. Seaforth Road connects directly to Black Isle Road which forms part of the A832 road which in turn connects directly to the main A9 trunk road at the Tore Roundabout.

**2 OFFICE ROOMS WITHIN
MUIR OF ORD VILLAGE HALL**



FIND ON GOOGLE MAPS



DESCRIPTION

Service Office Rooms To Let. The offices are available individually or together. Both offices have their own external entrance doors.

The property comprises 2 office rooms on the ground floor within a wider building forming Muir of Ord Village Hall. The village hall comprises an attractive single-storey traditional stone building under a pitched and slated roof. The building is set in a primarily residential setting fronting Seaforth Road. The building benefits from external amenity grounds and a garden area to the rear as well as car parking to the front.

The offices are bright with high ceiling heights. Each room is fitted with LED ceiling mounted box lighting and heating is provided by electric wall mounted panel heaters. IT connections are available to each of the offices. The office occupiers will have access to the hall facilities including a fully fitted kitchen and toilet facilities.

FLOOR AREAS

The offices extend to the undernoted floor areas:-

Floor	NIA (m ²)	NIA (ft ²)
Office 1	16.24	175
Office 2	9.31	100
TOTAL	25.55	275

PLANNING

The overall building falls under Class 10 (Non-Residential Institutions) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The available offices have been used within Class 4 (Business). Other uses may be permissible subject to prospective tenants securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.



The floor plan shows Offices 1 & 2 available for lease. In addition, incoming tenants will have the use of the Hall, Kitchen and Toilet Facilities, also show on the floor layout plan.





RATEABLE VALUE

The office rooms will require to be assessed for business rates on occupation. It is likely that the rooms will qualify for 100% of rates relief in terms of the Small Business Bonus Scheme.

EPC

Details are available on request.

LEASE TERMS

The subjects are available "To Let" on an all-inclusive basis to include small power, lighting, heating and repairs & maintenance to the common parts. We are seeking the following rents for the office rooms:-

Office 1: £4,200 per annum, ex VAT.

Office 2: £3,000 per annum, ex VAT.

ENTRY

The property is currently vacant and is available for immediate occupation, subject to conclusion of Missives.

VAT

The property is not elected for the purposes of VAT. Therefore, VAT will not 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.



HALL KITCHEN

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: April 2025

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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