

TO LET

RETAIL

GROUND & BASEMENT RETAIL UNIT

PRIME LOCATION WITHIN
TAIN TOWN CENTRE

EXTENDS TO: 207.52 M² (2,233 FT²)

EXTENSIVE GARDEN GROUND
TO REAR

EASY CONNECTIVITY TO
MAIN A9 TRUNK ROAD

LARGE GLAZED FRONTAGE

RENT: £10,000 PER ANNUM

MAY SUIT VARIOUS USES, STP



WHAT 3 WORDS

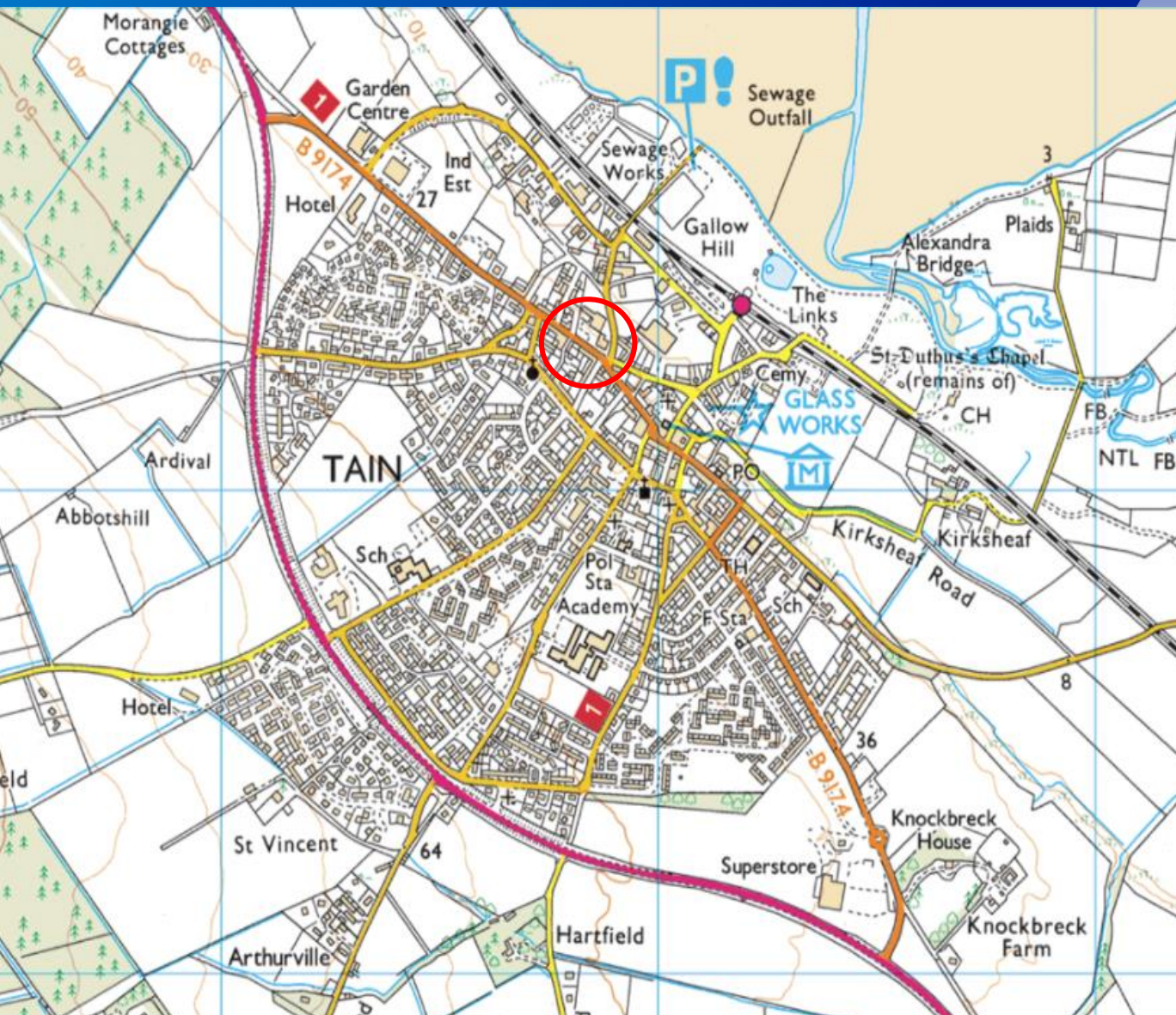


VIRTUAL TOUR

8 LAMINGTON STREET, TAIN, IV19 1AA

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LOCATION

Tain is a thriving town located in the northeast Highlands of Scotland, offering a well-established base for commerce and tourism in the region. The town benefits from good transport links via the A9 trunk road, providing direct connections to Inverness to the southwest and Wick to the north. Regular bus services and a local railway station further enhance accessibility. Inverness lies approximately 34 miles to the southwest, with Aberdeen around 104 miles to the southeast.

Lamington Street occupies a prominent position within one of Tain's principal business areas, accommodating a range of commercial and light industrial uses. The location is popular with trade counter operators, local businesses, and service providers. The area benefits from excellent visibility and access, making it well-suited for occupiers seeking a prominent and accessible business premises in the town.

DESCRIPTION

The subjects comprise a ground and basement retail unit within a traditional two storey and attic terraced building of stone construction under a pitched slate roof. The upper floors appear to be in residential use. A rear extension is of masonry wall construction, roughcast externally, under a flat metal sheeted roof. The basement, currently mothballed but with potential for storage, is accessed externally via a steel staircase that also serves as a fire escape. The property includes a large garden area to the rear.

It benefits from a large timber and glazed frontage to Lamington Street, along with a glazed pedestrian door. Internally, the unit offers a spacious open-plan retail sales area with a suspended ceiling incorporating strip and spot lighting. Ceiling-mounted air conditioning cassettes are installed in the sales area. Staff facilities including toilets and a kitchen are located to the rear.

The surrounding area features a mix of national and independent traders and office users, with on-street car parking available nearby.





FLOOR AREA

The unit extends to the undernoted approximate floor area:-

Ground Floor	83.45 m ²	898 ft ²
Basement	124.07 m ²	1,335 ft ²
Total	207.52 m²	2,233 ft²

SERVICES

Mains water and electricity. Drainage is to the public sewer system.

RATEABLE VALUE

The subject is currently listed in the Valuation Roll as follows:

BETTING SHOP: **NAV/RV:£7,500**

PLANNING

Class 1A (Shops, Financial, Professional and Other services). May suit a range of other uses, subject to securing the appropriate planning use consent.

EPC

The property has a current EPC Rating of "E". The EPC Certificate and Recommendations Report are available on request.

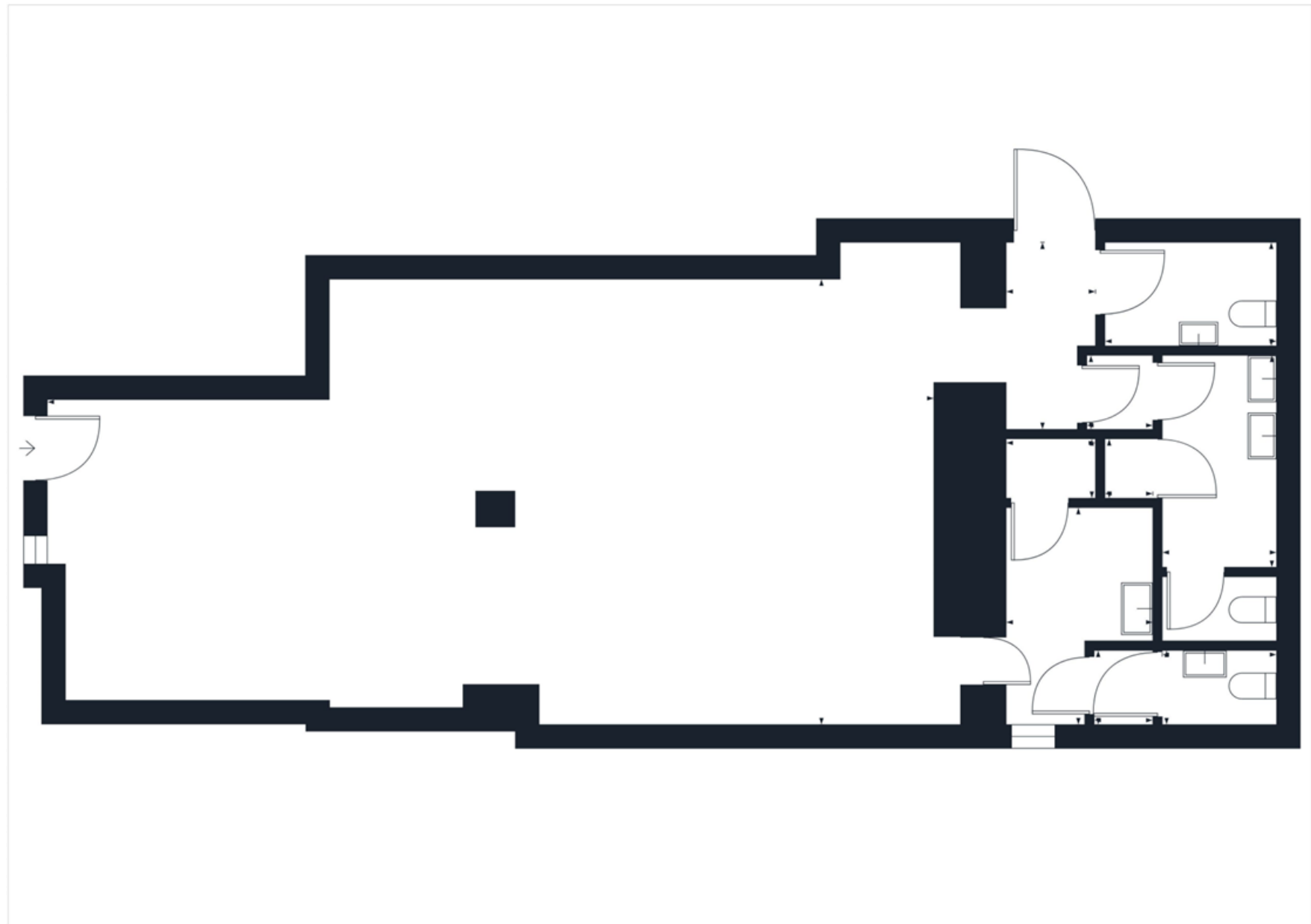
LEASE

The property is available To Let at a rental of £10,000 per annum on flexible lease terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will 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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