

TO LET/ MAY SELL

MAY SUIT RETAIL / TRADE COUNTER
OR STORAGE USES

FLEXIBLE SPACE
MAY SUB-DIVIDE TO FORM
2 SEPARATE UNITS

FLOOR AREA: APPROX 5,000 FT²

OVERALL SITE AREA: 0.25 ACRES

TOWN CENTRE LOCATION

EASY ACCESS TO TRUNK ROADS

ON SITE YARD/CAR PARKING

VAT FREE OPPORTUNITY

RENT: £14,000 PER ANNUM

SALE PRICE: ON APPLICATION

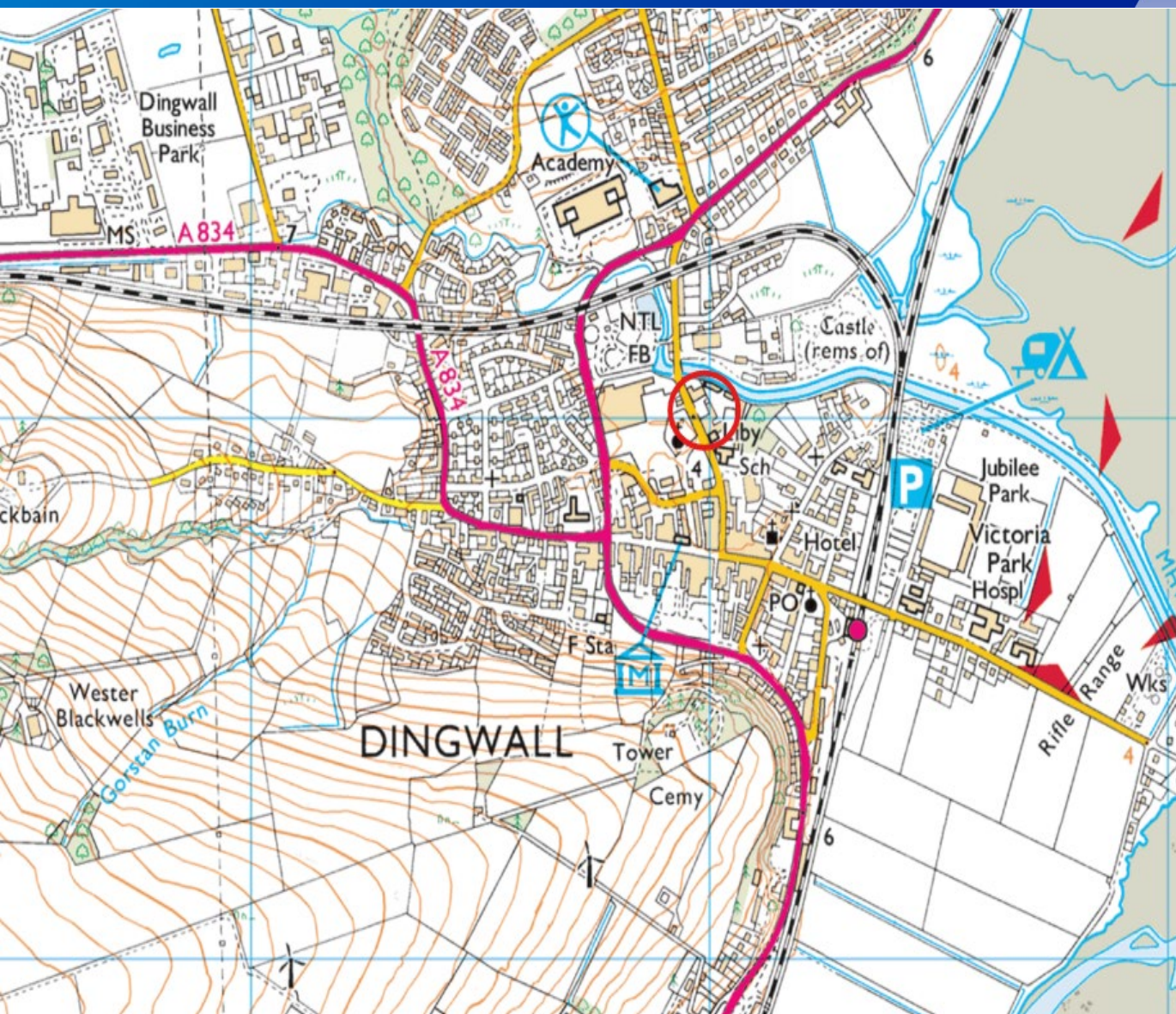


WHAT 3 WORDS

FORMER BAPTIST CHURCH, TULLOCH STREET, DINGWALL, IV15 9JZ

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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. Dingwall also 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 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. The property benefits from close proximity to major stores including a Tesco supermarket, Lidl and Home Bargains. Other near-by occupiers include RBT Underfloor, Omniscot Ltd and A MacNeil Painter & Taping Contractors.

DESCRIPTION

The subjects comprise a detached, single-storey commercial building of steel portal frame construction with masonry walls under a mono-pitched roof finished with profiled metal sheeting. To the rear of this is a further attached building of steel frame and masonry construction under a pitched roof clad with metal sheets.

Internally, the property offers flexible accommodation over ground floor level capable of adaptation to different layouts. Planning consent has previously been secured to form 2 separate units. The premises lend themselves to a wide range of uses including retail, trade counter and storage. Other uses may also be permissible subject to planning.

Externally, the site benefits from dedicated parking and circulation space, surfaced in a combination of flagged areas and compacted hardcore. This provides practical vehicular access and loading potential, making the premises suitable for a variety of commercial occupiers. The overall site extends to approximately 0.25 Acres.

Substantial Building offering Flexible Options
Tulloch Street, Dingwall Town Centre



FIND ON GOOGLE MAPS



FLOOR AREA

The property extends to a gross floor area of approximately 464 m² (5,000 ft²).

RATABLE VALUE

The subjects are listed on the Assessor's Valuation Roll as: Church: NAV/RV: £9,150. The property currently qualifies for 100% rates relief in terms of the Small Business Bonus Scheme. Alternative uses may be subject to revaluation.

PLANNING

The property was previously operated as a church. Planning consent for change of use to Class 1A (Shops, Financial, Professional and Other Services) has been secured.

Planning permission has also been granted to form 2 separate units (Planning Ref: 24/02187/FUL) refers – see link below:

<https://wam.hIGHLAND.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=SE8TBVIHLZC00>

The building would also suit trade-counter or storage uses and may suit other uses subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agent.

EPC

Details will be provided on request.

LEASE TERMS

The property is available "To Let" on lease terms to be agreed. A rental of £14,000 per annum, exclusive of VAT is sought.

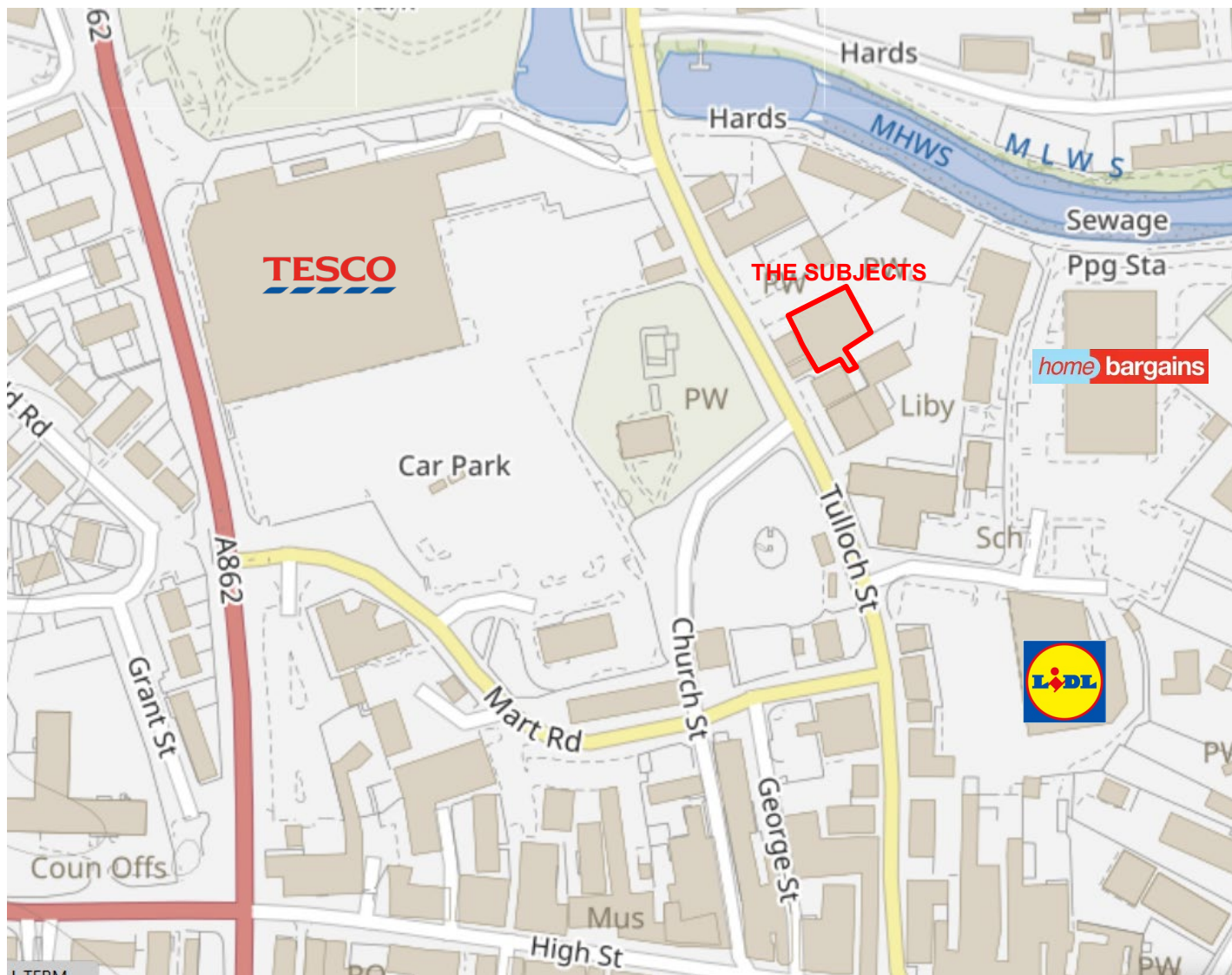
SALE

Our client may consider a sale of their heritable interest (Scottish equivalent of English Freehold) on terms to be agreed. Please discuss any proposal with the marketing agent.

LEGAL COSTS & VAT

Each party will bear their own legal costs. The incoming tenant or purchaser will be liable for any LBTT, Registration Dues and VAT thereon. The property is not elected for the purposes of VAT. Therefore, 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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