



FOR SALE

RETAIL

GROUND FLOOR BOUTIQUE

INCOME PRODUCING OPPORTUNITY

LARGE GLAZED FRONTAGE

HIGH SPECIFICATION FIT-OUT

FLOOR AREA: 22 M² (238 FT²)

PROMINENT TOWN CENTRE
TRADING LOCATION

QUALIFIES FOR 100% RATES RELIEF

SALE PRICE: OFFERS OVER: £65,000

VAT FREE

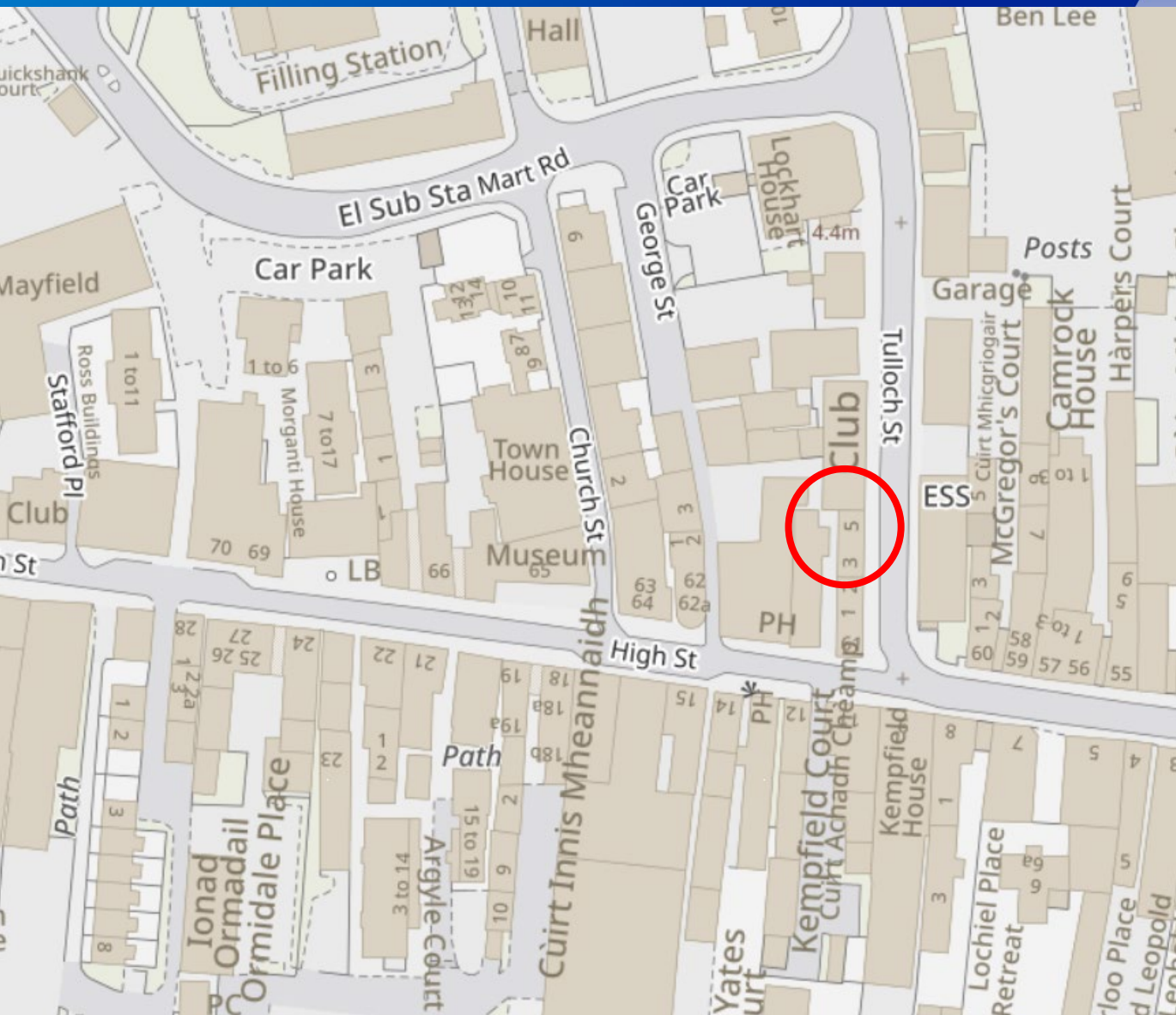


WHAT 3 WORDS

5 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 retail shop currently operated as a ladies clothing and accessories boutique. The property has been fully refurbished in recent years and is presented in excellent condition. The shop is set within a wider 2-storey and attic terraced building of traditional stone construction under a pitched and slated roof. The upper floors are in residential use.

The shop is bright with 2 large double glazed shop front windows to the street allowing a high level of natural light into the space. The entrance is centrally set with double timber storm doors leading into a small vestibule and a further part glazed entrance door.

Internally, the accommodation provides a modern open plan sales area. Heating is provided via electric wall mounted panels and a high ceiling incorporates modern LED spot lighting. There is a side door off the sales area leading to a shared staff toilet.

High profile trading clothing boutique
Tulloch Street, Dingwall Town Centre



FIND ON GOOGLE MAPS



FLOOR AREA

The property extends to a gross floor area of approximately 22 m² (238 ft²).

RATABLE VALUE

The subjects are listed on the Assessor's Valuation Roll as: Shop: NAV/RV: £3,500.

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

PLANNING

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

EPC

The property has a current EPC Rating of: "G".

The EPC Certificate and Recommendations Report are available on request.

THE OPPORTUNITY

The property is currently income producing occupied by a private individual on a short-term Licence to Occupy which commenced on 1 May 2025 and runs on a month to month basis with either party having the right to terminate the agreement on giving one month's prior written notice. The current income generated equates to £6,600 per annum, exclusive of VAT (£550 per calendar month).

The Licence to Occupy could continue, or alternatively, on giving one month's notice to terminate, a purchaser could secure vacant possession over the property, if required.

Our client's heritable interest is available "For Sale" subject to the current Licence to Occupy, with unconditional offers over £65,000, exclusive of VAT, invited.

Please discuss any proposals with the marketing agents.

LEGAL COSTS & VAT

Each party will bear their own legal costs.

In the usual manner, the purchaser will be liable for LBTT and Registration Dues.

The property is not elected for the purposes of VAT. VAT will not apply to any transaction.

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 2026

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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