

70-71 HIGH STREET, DINGWALL, IV15 9RY



HIGH STREET LOCATION



- Excellent Passing Footfall
- Prominent Frontage
- Front & Rear Parking
- 7,977sq ft
- Potential For Alternate Uses
- Rent: £35,000p.a
- Price: o/o £299,000

#### LOCATION

The property is situated on the north side of High Street at its junction with Warden Lane on the main commercial thoroughfare in the town of Dingwall.

Dingwall is a town and a royal burgh in the Highland council area of Scotland. It has a population of 5,491. It was an east-coast harbour that now lies inland. Neighbouring occupiers include The Edinburgh Wooden Mill, Sweet Treats, MP Constituency Office and The Red Cross.

#### PROPERTY

The property comprises a substantial 2 storey commercial development of steel framed construction rendered in brick surmounted by a flat roof overlaid in felt. The property benefits from twin display windows flanking the dual double door entrance, all of aluminium framed and glazed construction.

Internally the property has been fitted out to a high standard by the former tenant, and in accordance with their corporate specifications. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. Floors have been overlaid in laminated timber and carpet throughout. To the rear of the development, partitions have been erected to form large storage area, office and w.c facilities. The first floor offers further staff facilities, storage and secondary sales area.

#### AREA

The property has been measured on a net internal area basis to offer the following floor area:

Ground: 392.6sqm (4,226sq ft)

1st: 348.47sqm (3,751sq ft)

Total: 741.07sqm ( 7,977sq ft)

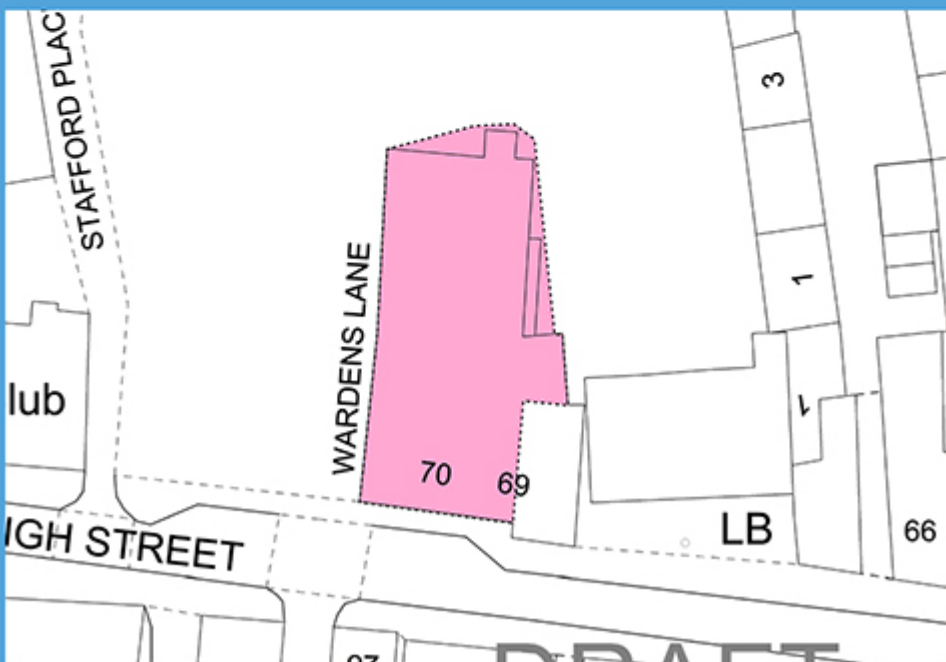
#### NAV/RV

The property has been reassessed and will be entered onto the valuation roll with the following NAV/RV effective 01/04/2023

£33,250

#### RENT

The property is available on a new full repairing and insuring head lease for £35,000p.a





Ground Floor



First Floor





#### PRICE

The property is available on a freehold basis for offers over £299,000

#### V.A.T.

Figures quoted are exclusive of V.A.T

#### LEASE & TITLE

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.