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Tel. 01463 239494

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# OFFICES FOR SALE

Park House, High Street, Dingwall, IV15 9HA

- ✔ Ground and First floor office accommodation in mixture of cellular and open plan
- ✔ Prominently located in Dingwall Town Centre ✔ Secure car parking spaces
- ✔ Available for sale at offers in excess of £200,000

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## DESCRIPTION

The subjects comprise a detached building, two storey in height with single storey modern extension, which has previously formed the banking hall and offices of the Clydesdale Bank plc. To the rear of the subjects is a secure yard area providing ample car parking.

## LOCATION

The property is located in the market town of Dingwall, with an estimated resident population of approximately 5,000 people, situated 15 miles north west of Inverness on the A9. The property is located at the eastern end of Dingwall High Street which is the main trading location of the town, with the adjoining proprietors comprising the Post Office, Royal Bank of Scotland and the National Hotel.

## ACCOMMODATION

The subjects have been measured on a Net Internal Area basis in accordance with the Current Edition of the RICS Code of Measuring Practice to provide the following accommodation:

Ground Floor:	2,530 sq ft (235 sq m)
First Floor:	602 sq ft (56 sq m)
<b>Total:</b>	<b>3,132 sq ft (291 sq m)</b>

## SALE

Offers in excess of £200,000 are sought for our clients interest in the property.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £30,000 effective 1st April 2017. The uniform business rate for the current year is 49.8 pence in the pound.

The proposed rateable value of £31,000 as of 1st April 2023.

## UTILITIES

The property has mains supplies of water, drainage and electricity.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is "G".

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

## ENTRY

On completion of legal formalities.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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