

TO LET

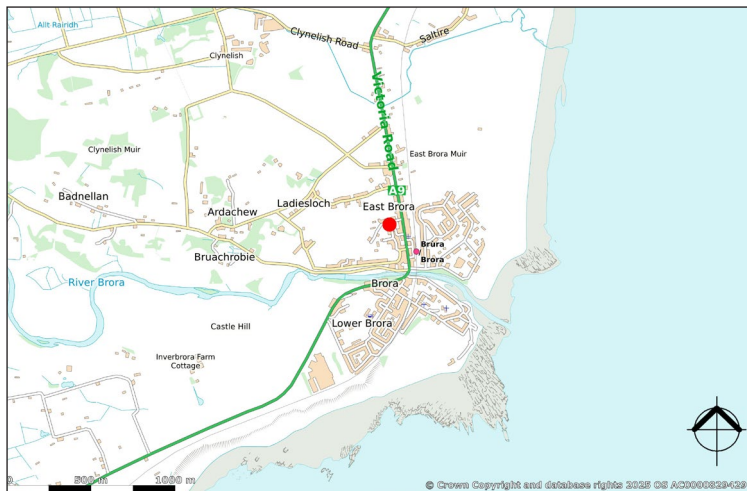
INDUSTRIAL / STORE / OFFICE



Former SSE Depot Stafford Terrace Brora, KW9 6QW

- Gross Internal Area — 91.23 sq.m / 982 sq.ft or thereby
- Located within an established industrial / business location
- Close to A9 trunk road
- Rent - £7,500 per annum





LOCATION

The property is situated on the outskirts of Brora, on a industrial / trading estate.

The town of Brora is largely residential in nature, having a population of approximately 1,870. The subjects are situated on the Brora Industrial Estate on the north west side of the village of Brora, which itself is approximately 60 miles north of Inverness and 43 miles south west of Wick on the eastern seabord of Sutherland. The property occupies a setback position close to the A9 trunk road, which has a considerable amount of passing vehicle traffic on a daily basis.

DESCRIPTION

The subjects comprise a detached store of timber frame and concrete block design. The property provides office accommodation with kitchen area and WC aswell as 2 store rooms.

SERVICES

We understand the property is connected to mains supply of water and electricity.

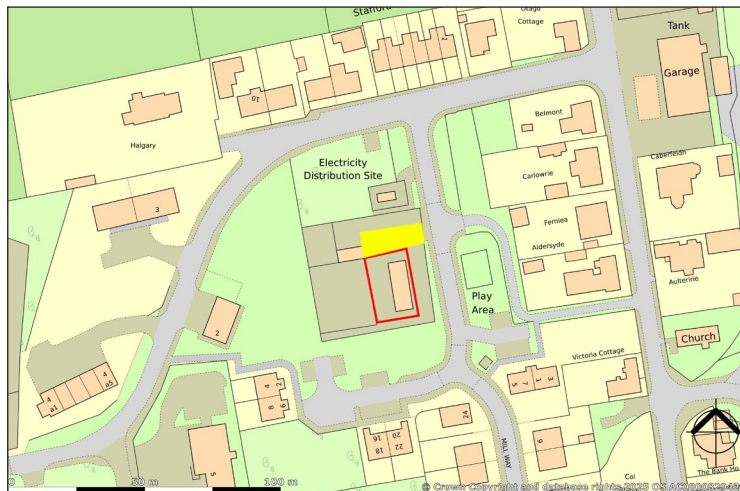
RENT

£7,500 per annum, net of VAT

ACCOMMODATION

The property extends to a total Gross Internal Area of

91.23 sq.m / 982 sq.ft or thereby



RATEABLE VALUE

To be confirmed.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable, the Tenant will be liable.

DATE OF ENTRY

By mutual agreement — available immediately.

EPC

On application.

GENERAL

It should be noted that there is a sub station located to the rear of the property.

The area coloured yellow on the site plan is a shared right of access with SSE. The subject property is outlined in red.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: April 2025