

Housing & Property Services

Property Letting

Web: www.highland.gov.uk/businessinformation/industrialandcommerciallets
Direct Line: (01463) 724343 Fax: (01463) 715086 E-mail: property.letting@highland.gov.uk

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**SITE 4
ALNESS INDUSTRIAL ESTATE
ALNESS IV17 0XS**

**1.10 HECTARES (2.72 ACRES) OR THEREBY
OFFERS OVER £9,900 PER ANNUM, EXCLUSIVE**

Town House, High Street, INVERNESS, IV1 1JJ

LOCATION: The subjects are located on the south side of River Drive within Alness Industrial Estate. The industrial estate lies on the south west of Alness and is readily accessible from the major A9 trunk road. The A9 provides good links to Highland towns on this route and the city of Inverness which is only 20 miles south of Alness.

DESCRIPTION: The subjects comprise a predominantly level site, currently under grass, and bounded by a timber wire and post fence. The site extends to approximately 1.10 Hectares (2.72 Acres) or thereby. There is a slight grassed embankment rising to the north of the site towards River Drive and the current access to the site is taken from a gated access to the eastern extent of the subjects. It has been indicated in the past that storage bays were instated within the south part of the site but overgrown vegetation in this area does not make this clearly evident.

Interested parties are advised that a comprehensive survey has not been carried out to determine the presence, or otherwise, of hazardous materials such as asbestos etc. Therefore anyone wishing to disturb the ground on site for inspection purposes should seek prior permission to do so from Highland Council and, if necessary, conduct a risk assessment using competent personnel in order to satisfy themselves in this regard.

Any damage caused as a result of survey and/or through inspection of the site will require reinstatement and to be made safe at the inspecting party's own expense.

The Highland Council has not carried out investigations into the ground conditions at this location and therefore can give no warranty as to the ground conditions on the site offered for let.

SERVICES: Mains electricity, mains water and mains drainage are thought to be located nearby, however prospective tenants should satisfy themselves in this regard.

For information and advice on electricity connections, please contact Scottish Hydro Electric on:

Tel: 0845 300 2131 or **Email:** customerservice@hydro.co.uk

For information and advice on water and sewerage connections, please contact Scottish Water on:

Tel: 0845 601 8855 or **Email:** customer.service@scottishwater.co.uk

RATEABLE VALUE: Applicants are made expressly aware that no rateable value exists at this time for the above site but interested parties are advised to confirm the present position with the Assessor to the Highlands & Islands Joint Board at:

Tel: 0800 393783 **Email:** assessor@highland.gov.uk

Web: www.highland.gov.uk/businessinformation/assessor/rating

The Rateable Value is multiplied by the Business Rate to calculate the amount of Non-Domestic Rates payable. The Business Rate for 2008/09 is 45.8p. Any further details regarding the Business Rate charge can be obtained from the Director of Finance, The Highland Council:

Tel: (01463) 702984 **Fax:** (01463) 702468

Email: business.rates@highland.gov.uk

Website: www.highland.gov.uk/businessinformation/businessrates

Information on Water & Sewerage charges should be sought from Scottish Water at:

Tel: 0845 601 8855 **Email:** customer.service@scottishwater.co.uk
Website: www.scottishwater.co.uk

USE: The subjects are located within an existing industrial estate, therefore any proposed use in keeping with the industrial/commercial nature of the estate may be appropriate.

PLANNING: Prospective applicants are advised to contact the Area Planning & Building Standards office to discuss their intended use and to apply for any necessary permissions associated with their proposed business:

Address: 84 High Street, Dingwall IV15 9QN
Tel: (01349) 868600 **Fax:** (01349) 864675
Email: planning.ross&cromarty@highland.gov.uk

Landlord's approval will also be required. In order to avoid any doubt, please note that any decision by The Highland Council to offer a prospective applicant a lease of the property does not act in any way to negate the statutory requirements for any permissions or warrants that may be required from The Highland Council either as Planning Authority or as Building Control Authority under the relevant legislation.

LEASE: The lease will be in accordance with The Highland Council Industrial Lease for a period of 99 years with rent reviews in every 5th year. All costs in connection with the preparation of the lease will be the tenant's responsibility.

RENT: **OFFERS OVER £9,900 PER ANNUM, EXEMPT OF VAT**

The rent payable in the first instance will be the first quarter's rent in advance and thereafter will be payable monthly in advance by Direct Debit.

VIEWINGS: For further information and details of viewing arrangements, please contact:

Name: Ian Hunter **Email:** ian.hunter@highland.gov.uk
Address: Housing & Property, Council Buildings, High Street, Dingwall
Tel: (01349) 868548 **Fax:** (01349) 868573

APPLICATIONS: To obtain an official application form, please contact Property Letting on:

Tel: (01463) 724343 (24 hours) **Fax:** (01463) 715086
Email: property.letting@highland.gov.uk

All applications must be submitted on the official application form and returned to: **Property Letting, Housing & Property Services, The Highland Council, Town House, High Street, Inverness, IV1 1JJ** by the closing date using the label marked: **"SITE 4, ALNESS INDUSTRIAL ESTATE"**

The Highland Council does not bind itself to accept the highest or any application and, notwithstanding the above, reserves the right to take a suitable application at any time.

APPLICATIONS SUBMITTED BY EMAIL OR FAX WILL NOT BE ACCEPTED

To request this information in an alternative format e.g. **large print**, Braille, computer disk, audio tape or suitable language, please contact:

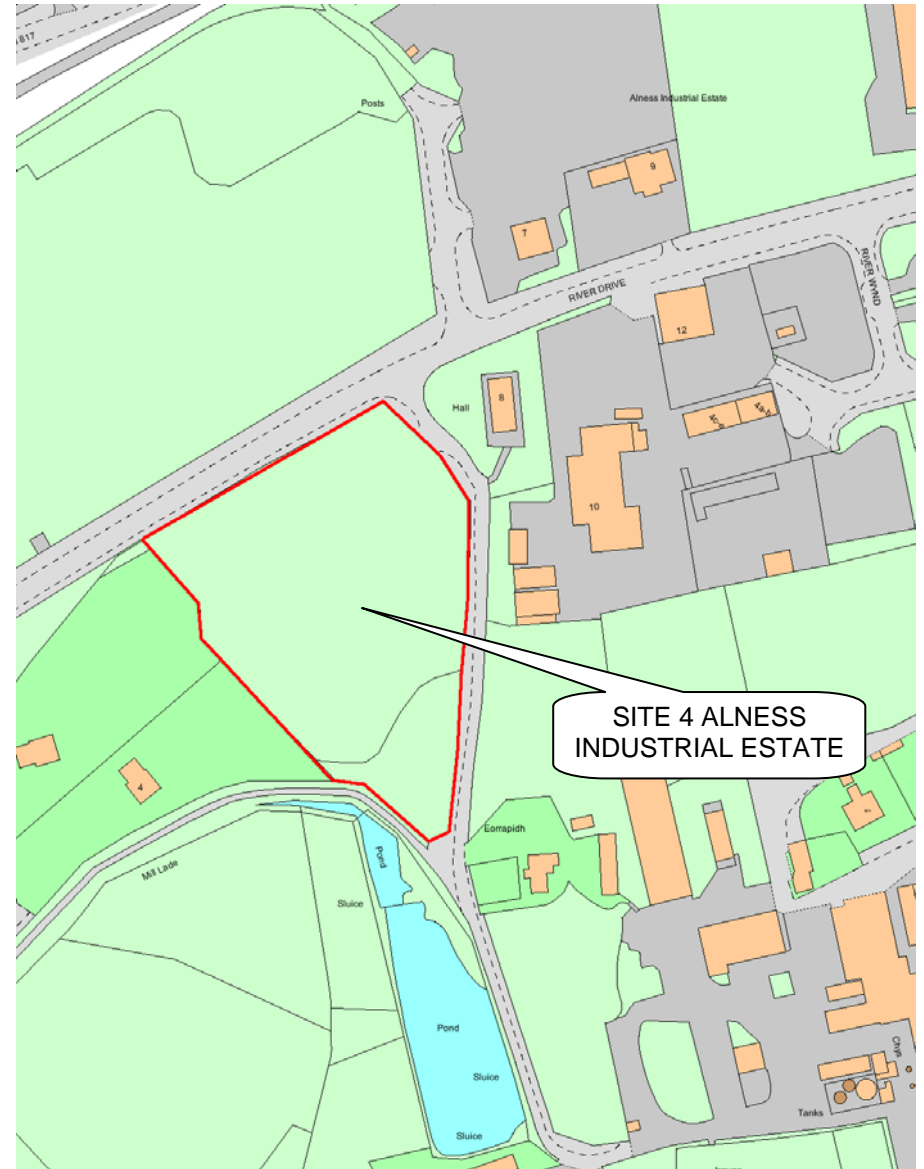
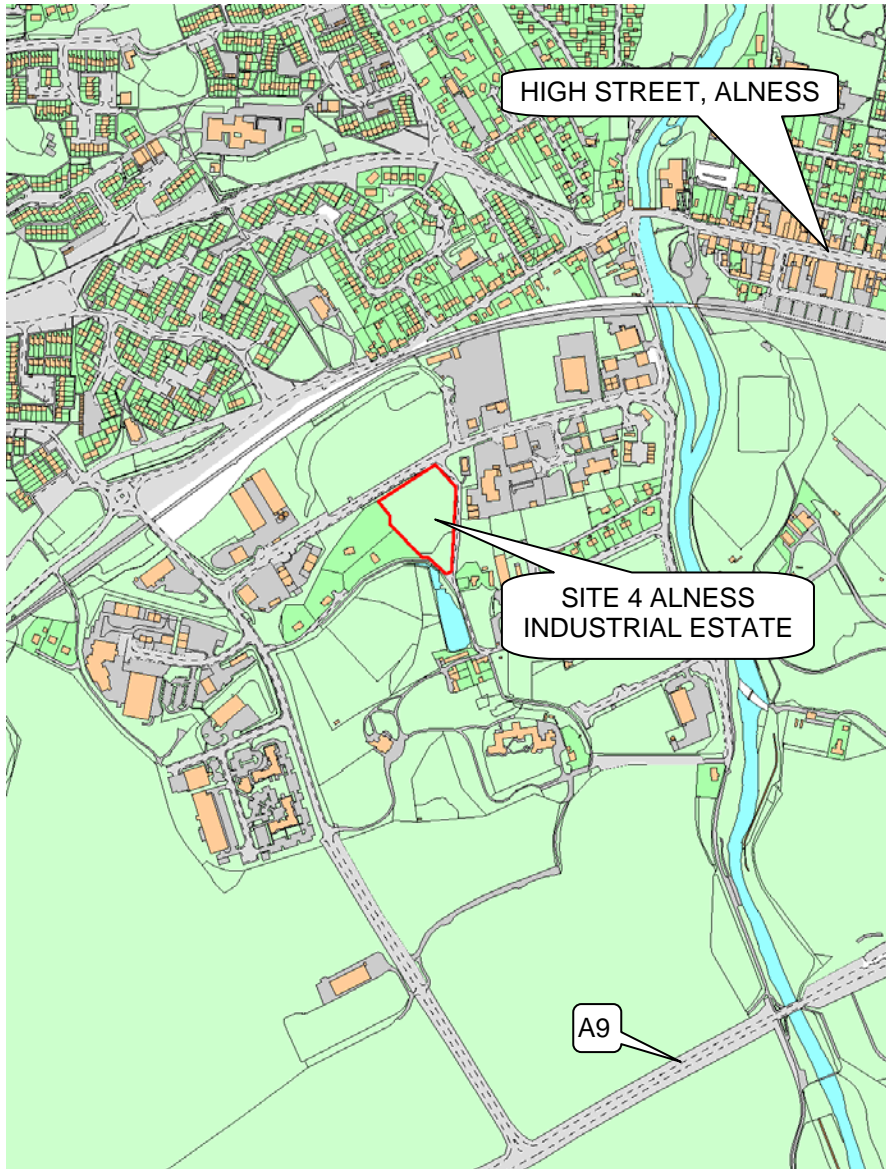
Property Letting, Housing & Property Services
Town House, High Street, INVERNESS IV1 1JJ

Telephone: 01463 724343 (24 hours) **Fax:** 01463 715086

Email: property.letting@highland.gov.uk

The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans and photographs are indicative only and are not guaranteed. Whilst these particulars are believed to be correct, it should be pointed out that they are for the guidance of intending lessees. The accuracy of information is not warranted or guaranteed and intending lessees should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Housing & Property Services, The Highland Council has any authority to make or give any representation or warranty in connection with this property.

LOCATION PLAN – SITE 4 ALNESS INDUSTRIAL ESTATE



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