

**FORMER BOATING POND KIOSK  
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**BUILDING FOOTPRINT  
CIRCA OF 81.18 SQM**

**OFFERS OVER  
£1,900 PER ANNUM**

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[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**DESCRIPTION:**

The property comprises a detached, single-storey building of concrete block construction with a flat, fibreglass-clad roof. The gross external footprint extends to 81.18 sq.m / 874 sq.ft or thereby with a concrete apron surrounding the building.

The property was purpose-built to incorporate public toilets and male and female toilets are located within the buildings footprint (approximately 25%), which are accessed independently. At present, and of the time these particulars were prepared, internal partitions remain in-situ which block access to the full internal area.

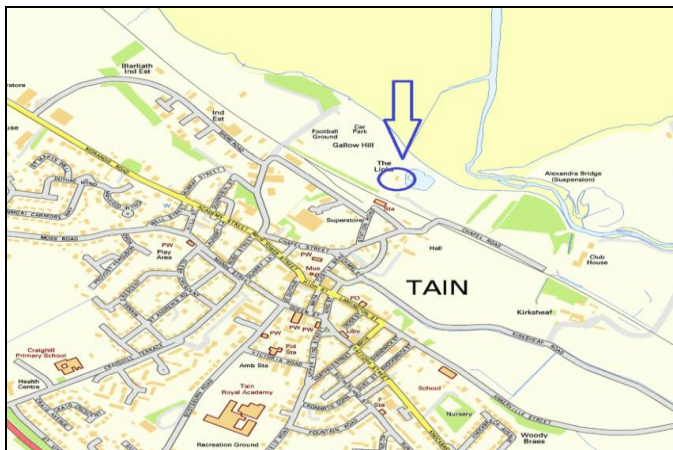
The property has lain empty for a period of time and its condition has suffered neglect. Prospective tenants are asked to take a view on the property's condition and reflect their position within their offer. For the avoidance of doubt, the landlord (Highland Council) does not wish to incur expenditure to bring this property to market, nor for outstanding maintenance works to the property.

A rent-free period of three months could be made available as an incentive to accept the property in its current condition.

**LOCATION:**

The Boating Pond Kiosk is located within the public Links of the Royal Burgh of Tain which borders the Dornoch Firth. The kiosk is a short walking distance from Tain High Street (approximately ¼ mile) and can be accessed on foot from the car park serving the Links towards Tain Industrial Estate, or from parking on Chapel Road. It is predominantly surrounded by recreational amenities.

Further local facilities and amenities are found within Tain, whilst the City of Inverness lies approximately 34 miles south.

**LEASE CONDITIONS & COSTS:**

The property is offered for lease on tenant full repairing & insuring terms, incorporating rent reviews every five years and a mutual break option for both landlord and tenant any time after the first year on giving three months' written notice. All costs in connection with the preparation of the lease will be the tenant's responsibility.

**RENT:**

Offers over £1,900 per annum are invited.

**GENERAL:**

The property as a whole may lend itself to many alternative uses. It is offered for lease in its present condition.

The Highland Council can give no warranty as to the condition of the property or services contained therein and interested parties are advised that a comprehensive survey has not been carried out to determine the presence or otherwise of hazardous materials.

Therefore, anyone wishing to disturb the property for inspection purposes should seek the Council's prior permission to do so and, if necessary, conduct a risk assessment using competent personnel in order to satisfy themselves in this regard. Any unauthorised damage caused as a result of survey will require to be reinstated and made safe at the inspecting party's own expense.

**SERVICES:**

It is understood the property is connected to mains water, drainage and electricity. The tenant will be responsible for choosing and registering with utility suppliers and paying all charges from the date of entry and during the tenancy.

**PLANNING:**

The tenant's proposed use will require the Council's consent both as landlord of the property and as Planning Authority. If your offer is successful and the Council, acting as landlord, offers you a lease of the property, this does not negate your responsibility to obtain any permissions or warrants that may also be required from the Council acting separately as Planning or Building Control Authority.

If you are uncertain whether you would require Change of Use permission, we advise that you contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or consents that may be required.

**Telephone:** (01349) 886608 via Highland Council's Service Centre.

**DATE OF ENTRY:**

Entry to the property will be given on conclusion of the lease.

**VIEWING:**

Strictly by appointment. (Monday to Friday between Council office hours.) Please contact Frank Scott Tel 01463 702297.

**SUBMISSION OF OFFERS:**

A closing date for offers will be imminently set. Offers in proper Scottish Legal form should be addressed as Private & Confidential to Frank Scott, Development & Infrastructure Services, Highland Council, Headquarters, Glenurquhart Road, Inverness IV3 5NX and clearly marked "**OFFER – Tain Links Kiosk**"

**Faxed or E-mail offers will not be accepted**

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



**SITE LAYOUT PLAN:**



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**EXTERNAL PHOTO:**



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The property will be let in its present condition. The information contained in these particulars does not form part of any offer or contract. The Highland Council can give no warranty as to the condition of the property offered for lease or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective tenants are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective tenants only. The accuracy of information is not warranted or guaranteed and intending tenants should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of The Highland Council has any authority to make or give any representation or warranty in connection with this property. . Date of preparation – 15 June 2018