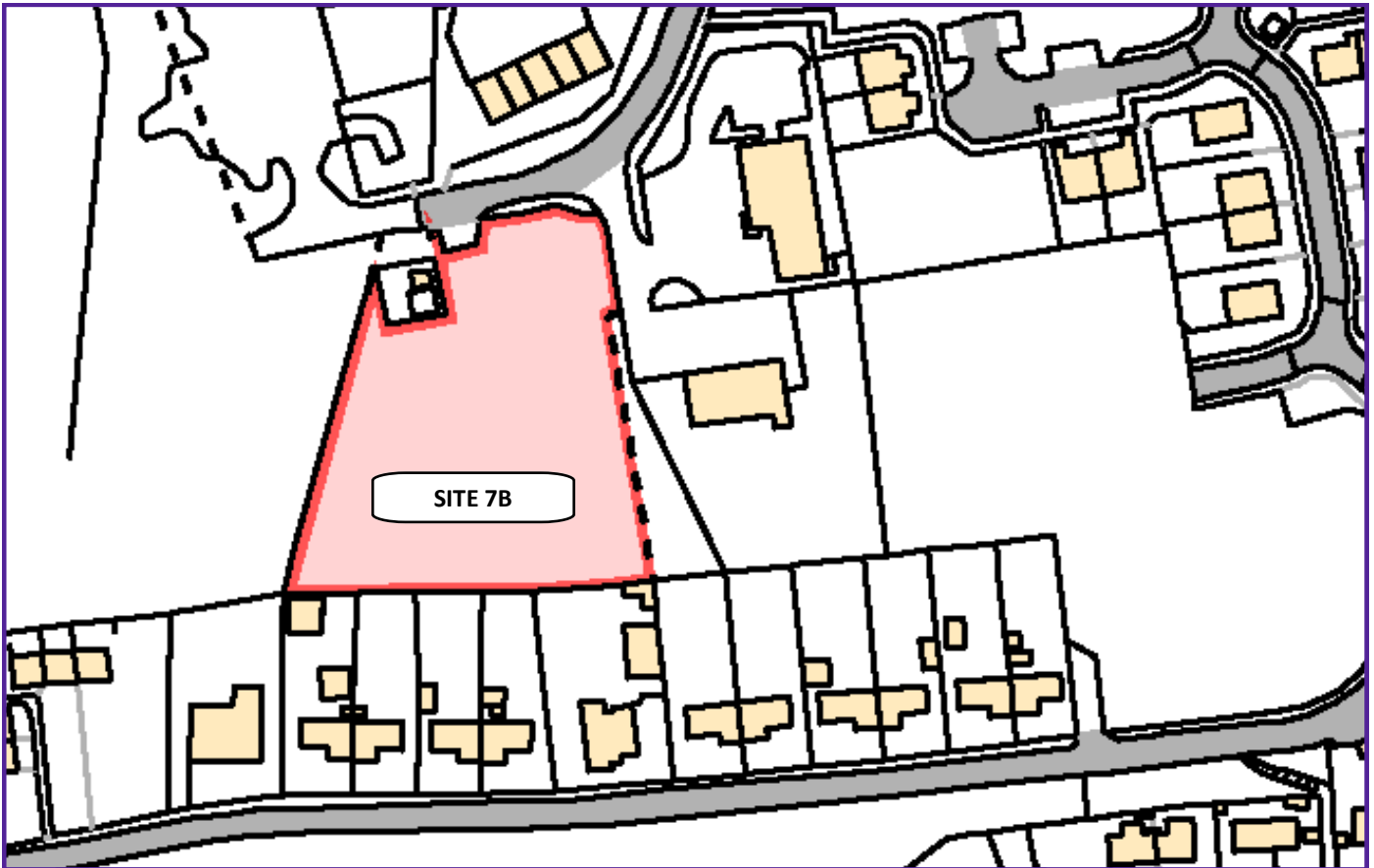


## Available for Lease

### Site 7B Brora Industrial Estate, Brora



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**Undeveloped industrial site  
0.428 hectares / 1.06 acres or thereby**

**Offers over £3,000 per annum  
exclusive of VAT**

To view all property available for lease, please view our webpage:  
**Web:** [www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)

## LOCATION & DESCRIPTION

The site is located within Brora Industrial Estate, Stafford Terrace Brora. It is within close proximity to the A9 trunk road and is 57 miles north of Inverness. The industrial estate is also within reasonable distance of all local amenities.

It comprises a large, undeveloped area of land, presently covered with gorse and grass. Electricity, water and drainage are not available within the site, though services are thought to be located nearby, Prospective tenants should satisfy themselves in this regard.

## LEASE TERMS & CONDITIONS

We are offering the site for lease for a flexible lease term. Where a permanent structure is to be erected, a 99 year development lease is available with no break clause and rent reviews every five years. Shorter lease terms (minimum 5 years) are also available where no permanent structure will be erected and the lease may be terminated on 3 months' notice. To discuss your proposals, please contact William Crombie, Email: [William.crombie@highland.gov.uk](mailto:William.crombie@highland.gov.uk), Telephone: 07443190292.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on the Council's website in the handbook called A Guide for Industrial & Commercial Tenants:

**Web:** [www.highland.gov.uk/info/6/commercial\\_land\\_and\\_property](http://www.highland.gov.uk/info/6/commercial_land_and_property)

You will be responsible for all costs and fees arising from the preparation of the lease.

## RENT

You will pay the first quarter's rent in advance of taking entry to the property and thereafter monthly in advance by direct debit. The rent is currently exempt of VAT.

## RATEABLE VALUE

The Rateable Value will require to be set by the Assessor on occupation by the successful applicant. Currently, you don't have to pay Non Domestic Rates if the total rateable value of all the properties you lease or own is less than £12,000, but this threshold may change in future.

## IF YOU ARE INTERESTED IN LEASING THIS PROPERTY

To request an application pack, please contact Property Letting at Council Headquarters by:  
**Email:** [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk) or **Telephone:** (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from our website at [www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)

Your application must be accompanied by a **bank reference**, confirming your financial standing and giving an opinion on your ability to meet the financial obligations of the proposed lease; **AND for existing businesses**, copies of the last three years certified final accounts; **OR for new businesses**, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three. **As the bidding process is sealed, it is your responsibility to obtain the bank reference from your bank.**

## WE DO NOT ACCEPT APPLICATIONS BY FAX

**We have amended our usual Closing Date procedures**, Therefore, if you wish to submit an application, you may email the application form and supporting documents to: [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk)

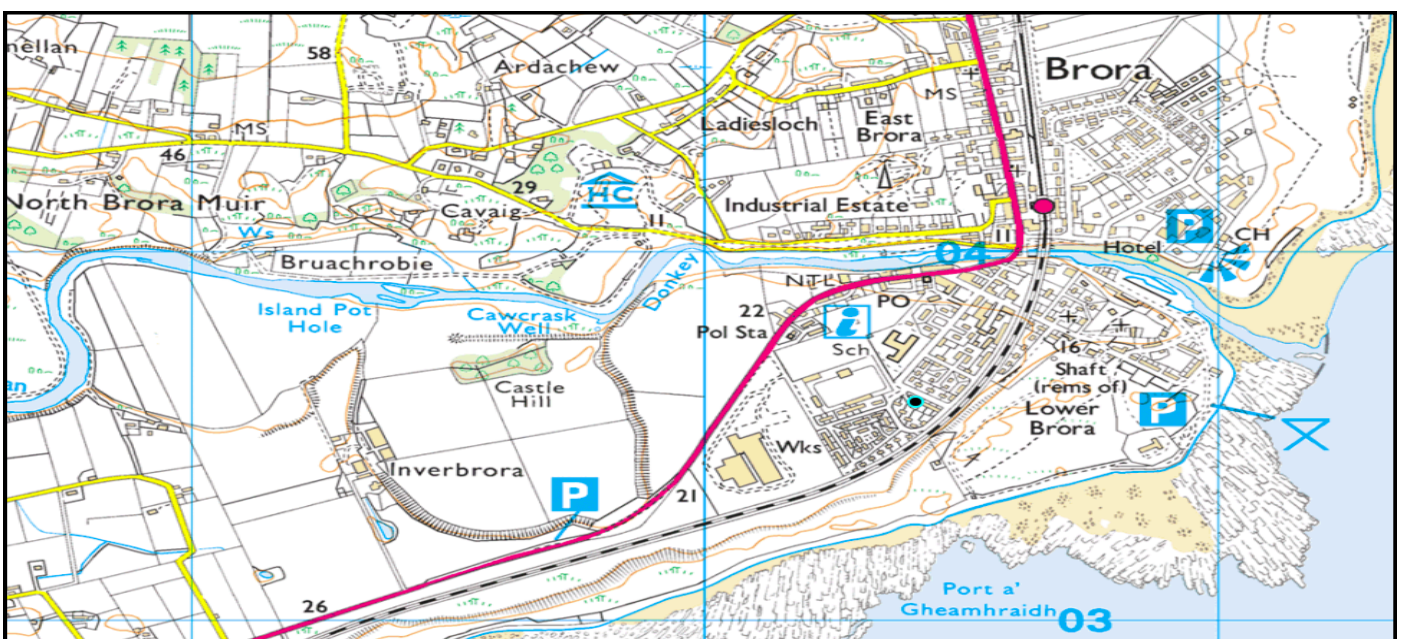
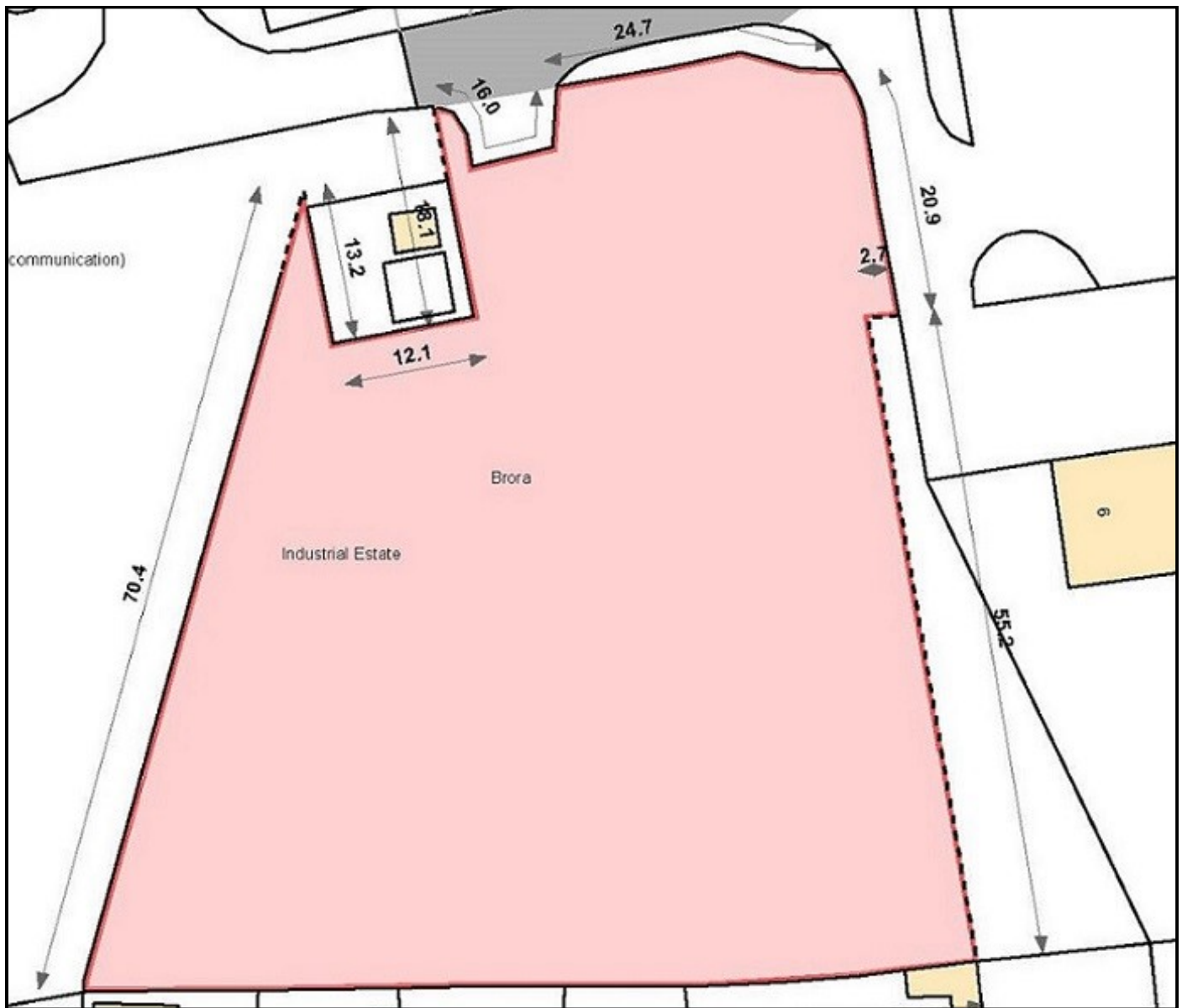
Please clearly state **SITE 7B BRORA** in the subject line of your email.

**In the current circumstances, you may not hand deliver your application to Council HQ but you may still post it using the return address label.**

All applications properly received by 12 noon on the closing date will be opened and processed

**The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed.**

## LOCATION PLAN & PHOTOS - SITE 7B BRORA INDUSTRIAL ESTATE, BRORA



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