

Nairn – Links Café, Links, IV12 4EA

To Let / Airson Màl



Ground Floor Retail / Café Unit

Rental Offers Invited

To view all property available for let, please visit our webpage:
www.highland.gov.uk/propertyletting

Description:

The subjects comprise a ground floor retail/café unit extending to approximately 711 sq ft (66.12 sq m) or thereby. The unit is roughly L-shaped and benefits from an external seating area, much of which is grassed and landscaped.

Location:

Nairn is a busy and vibrant historic town situated on the Moray Firth, approximately 19 miles east of Inverness city centre. Nairn benefits from excellent communication links, situated as it is on the A96 and in close proximity to Inverness International Airport. In addition to a resident population of approximately 10,000 people, the town is also a popular tourist destination and is renowned for its temperate climate, sandy beaches and championship golf courses.

The subjects are situated on the historic Links in Nairn which comprises public open space adjacent to the West beach and a soon to be developed Splash Park.



Rateable Value:

The rateable value of the property is £3,500 in the 2017 Valuation Roll.

Date of Entry:

May 2020

Viewing Arrangements:

Strictly by prior arrangement with Highland Council.

Important Note

The Council is seeking a lease in excess of ten years and therefore, there will be an obligation to consult with the wider community which will ultimately involve obtaining Court consent. The costs associated with securing the required consent are understood to be somewhere in the region of £3,000. Any new tenant will be required to pay these costs as part of any new lease.

Contact Details:

Please contact Matthew Johnstone on 01463 702221 or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

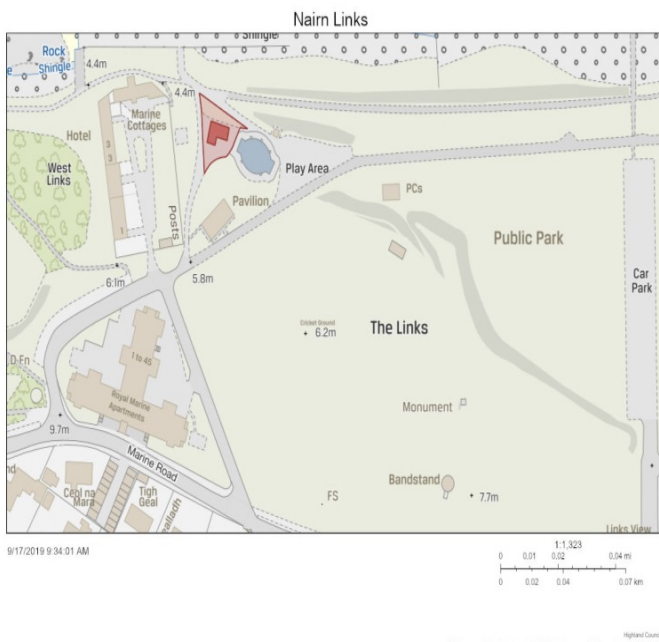
Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked "**PRIVATE AND CONFIDENTIAL – NAIRN LINKS CAFÉ**".

Faxed or Emailed 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.



Terms:

The property will be available on the basis of a new long-term lease of flexible length with effect from May 2020 onwards.

Rental offers are invited for the benefit of a new full repairing and insuring lease.

General Information:

The opportunity to trade throughout the year will be available to the ingoing tenant.

EPC Rating:

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The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers 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 purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation - September 2019