

**Unit 8C River Close South
Alness Industrial Estate, Alness**

To Let / Airson Màl



**End-terraced unit
Comprises open plan workshop & office
and adjoining compound
95 sq.m / 1022sq.ft or thereby**

Offers over £7,250 per annum, exclusive of VAT

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

Location & Description:

The property sits within the established Ainess Industrial Estate. The property is end terraced, within a terrace of units of similar age and type. The roof is pitched with concrete tiles and integral Velux style windows. Walls are concrete block with cavity and external harling.

Access is via 2 pedestrian access doors and one vehicular access door. Internally, the property has a main workshop and side hallway including a toilet and WC. All floor level windows are timber framed and single glazed.

Externally, there is an enclosed compound adjoining the unit, suitable for use classes 4 and 6 only, **check planning application 24/04630/FUL for all compound restrictions.**

There is communal parking to the front of the property.

Energy Performance Certificate: Rated E.

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

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

www.highland.gov.uk/info/6/commercial_land_and_property

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and insurance are exempt of VAT. Currently, the annual insurance premium is 139.32.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

Viewings:

If you wish to view the property, please contact us on telephone 01463 785128 or send an email to: property.letting@highland.gov.uk

Rateable Value & Annual Business Rate:

The property's Rateable Value is £3,500. If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption. Up to date information: <https://www.mygov.scot/non-domestic-rates-calculator>

Are You Interested in This Property?:

To request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from **www.highland.gov.uk/propertyletting**

Your application must be accompanied by a bank reference, confirming your financial standing and 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 reference from your bank.

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:

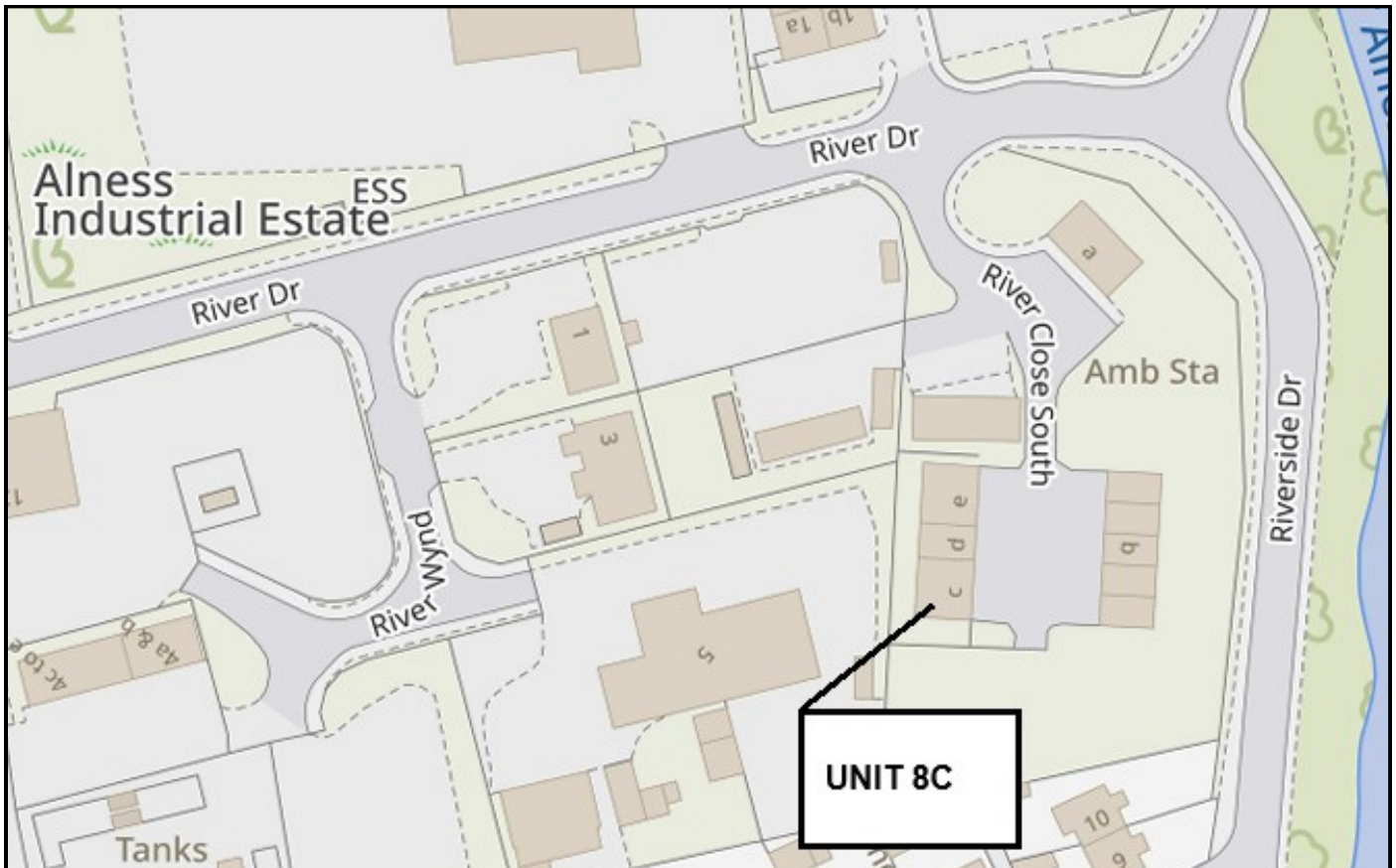
property.offers@highland.gov.uk

Please clearly state **8C Ainess Industrial Estate** in the subject line of your email.

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. Prepared 06/02/2020

Location Plan & Photos - Unit 8C Alness Industrial Estate, Alness, IV17 0PD



INDICATIVE PLAN ONLY. NOT TO SCALE.

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