

**Unit 2 Ardelve Industrial Estate,  
Dornie, IV40 8DY**

**To Let / Airson Màl**



**Former Garage Industrial Unit  
Suitable for Use Classes 4, 5 and 6  
214 sq.m / 2,303 sq.ft or thereby**

**Offers over £8,000 per annum, exclusive of VAT**

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

## Location & Description:

This small industrial estate located in Dornie, which is a small former fishing village in the Lochalsh district in western Ross-shire Highlands of Scotland. The A87, the main road to Skye, passes just outside the village. Providing road connections to both the Isle of Skye, Inverness, and Fort William.

The subject is a former council vehicle maintenance garage, comprising a steel portal frame structure, infilled with metal sheeting. The roof fabric comprises asbestos based sheeting. The property benefits from the large sliding doors to the front for vehicle access. There is no yard offered with this property.

**Energy Performance Certificate:** Rated A

## 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. The unit will be leased as seen.

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](http://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 rent is exempt of VAT. Currently, the annual insurance premium is £387.27. The property insurance is exempt of VAT.

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](mailto:property.letting@highland.gov.uk)

## Rateable Value & Annual Business Rate:

The property's Rateable Value is £3,900. 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](mailto: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](http://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 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)

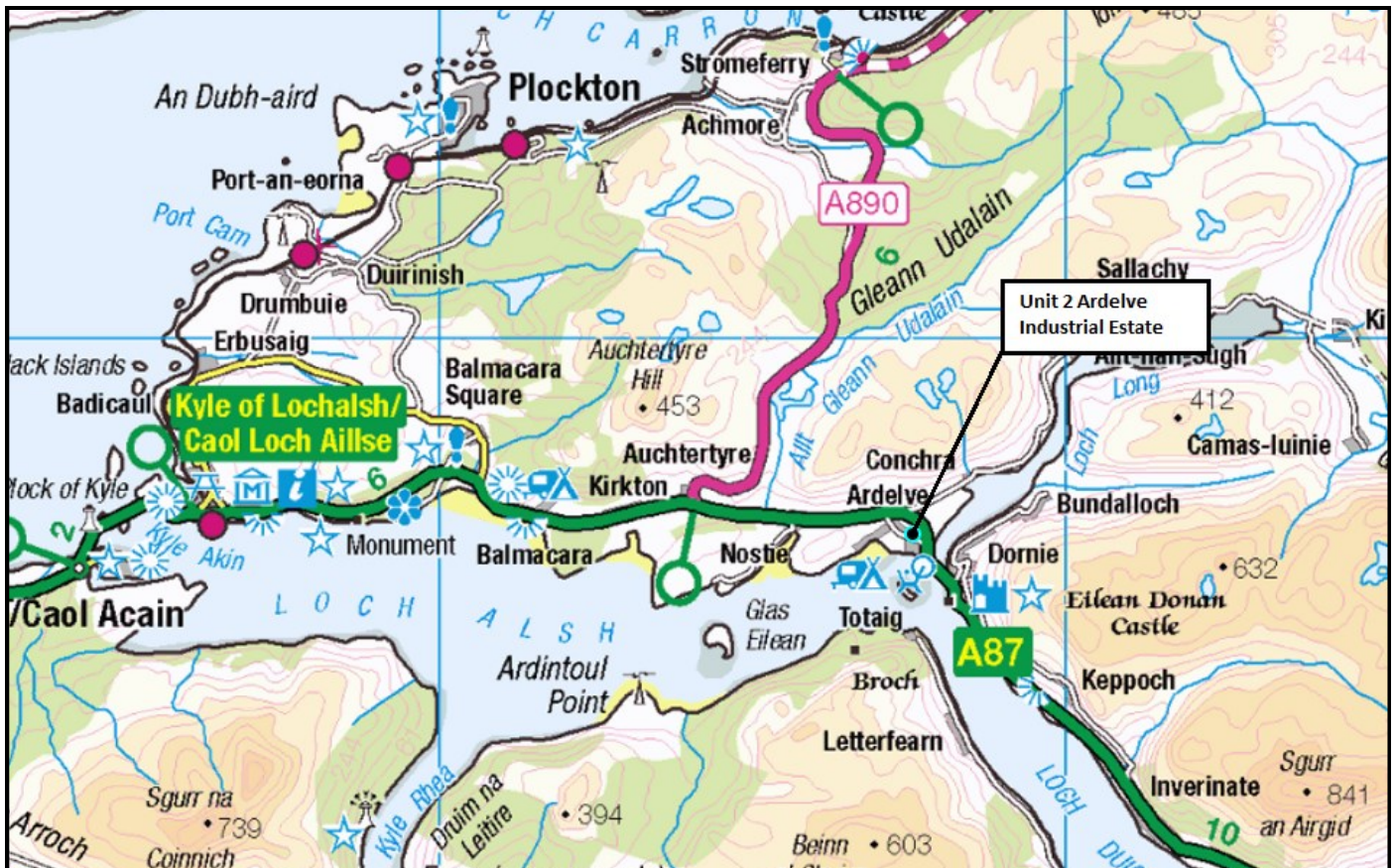
Please clearly state **2 ARDELVE INDUSTRIAL ESTATE** in the subject line of your email.

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 2 Ardelve Industrial Estate, Dornie, IV40 8DY



**INDICATIVE PLAN ONLY. NOT TO SCALE.**

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office.. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings. The Highland Council 100023369