

**27 Tomatin Road,  
Inverness, IV2 4UA**

**Available to Let**



**End-terraced cafe / retail unit with Use Class 3  
extending to 96 sq.m or thereby**

**Offers over £10,000 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:

The property is based in a predominantly residential area of Hilton, forming part of a terrace of four similar retail units (below residential properties on the 1st floor), the property offers ground floor accommodation with its own entrance.

Internally, the property comprises a main sales area, side vestibule/store, back shop/office with store, washroom & WC.

Neighbouring businesses include a Nisa store and Bakers. There is parking to the front of the terrace and Tomatin Road is also served by regular bus services.

The property was most recently a cafe, which is Use Class 3. This can be changed to Use Class 1A or 4, subject to landlord consent and applying for appropriate planning permission.

[www.highland.gov.uk/info/180planning\\_applications\\_warrants\\_and\\_certificates/143/planning\\_permission](http://www.highland.gov.uk/info/180planning_applications_warrants_and_certificates/143/planning_permission)

### Energy Performance Certificate: G

### 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 commercial 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](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.

### Rateable Value & Annual Business Rate:

The property's Rateable Value is £10,250 and the 2025/26 Annual Business Rate is 49.8p.

If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption.

### 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 and insurance are exempt of VAT. Currently, the annual insurance premium is £128.04 per annum.

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

### Are You Interested in This Property:

To request an application pack, please contact

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

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.

Our closing date procedure allows you to post or email your application. Please post using the return address label provided or email the application form and supporting documents to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk) quoting the property address in the subject header of the email.

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

Due to the requirement to conduct debt checks, consult with Ward Councillors and our Service Director, we cannot determine which application is successful on the closing date but we aim to do so within 10 working days.