

**Unit 2 Whitedykes Industrial Estate
Cromarty, IV11 8YB**

To Let / Airson Màl



**Single storey, semi-detached unit with
enclosed compound, Communal parking
Suitable for Use Classes 4, 5 and 6
55 sq.m / 492 sq.ft or thereby**

Offers over £4,000 per annum, exclusive of VAT

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

Location & Description:

The subjects comprise a detached, single storey unit of concrete block construction with a mono pitched, profiled metal sheeting roof with roof lights.

Internally, the subjects have a concrete floor. The accommodation comprises a workshop, office, cupboard and WC with wash hand basin.

Access into the property is via roller shutter and pedestrian pass door to the front of the building. There is a yard area located to the front of the property which is enclosed by a chain link fence with double gates opening onto the road frontage.

Energy Performance Certificate: Rated TBC.

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 £82.21.

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 £3,250. 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.

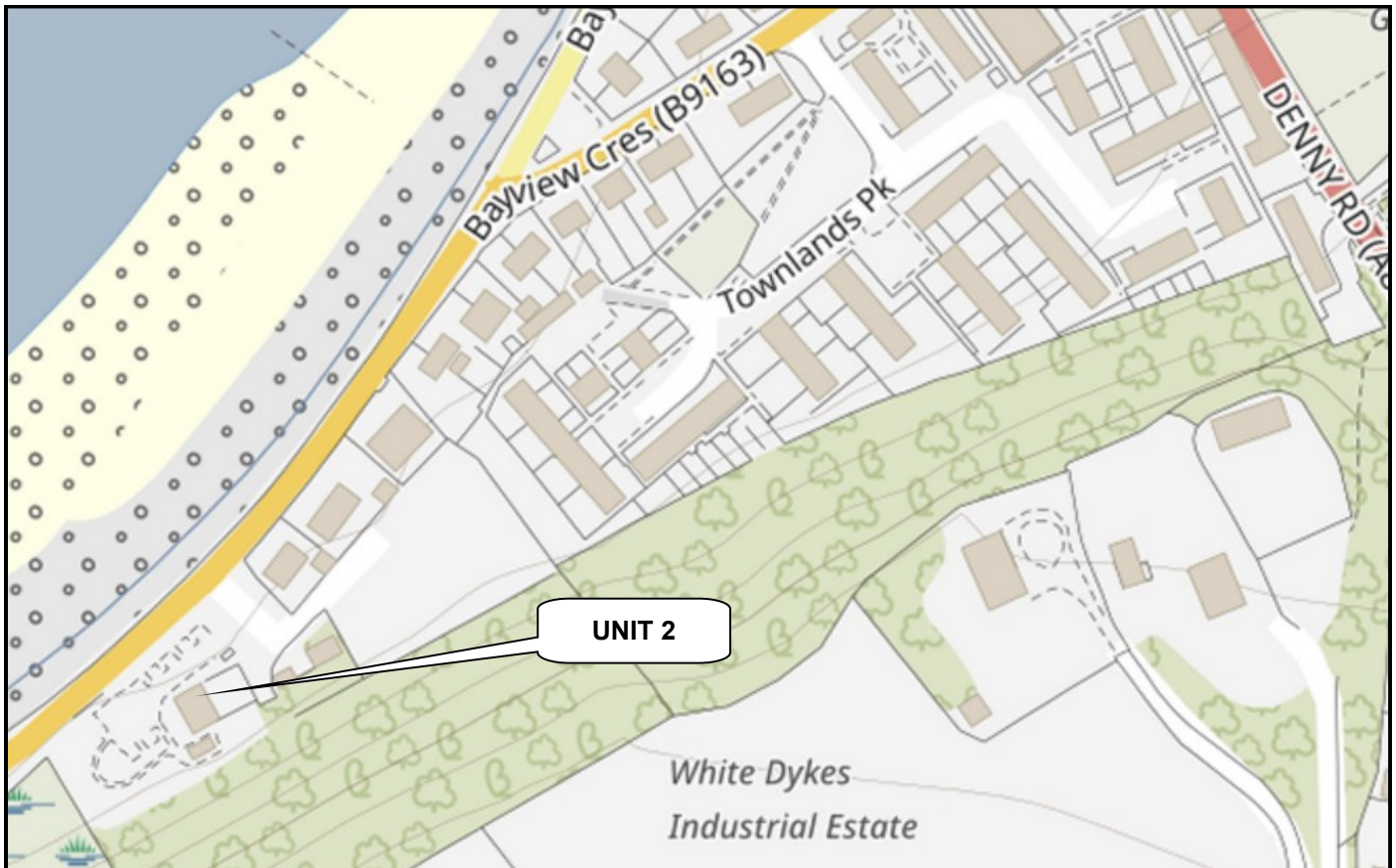
We have amended our usual Closing Date procedures, therefore, if you wish to submit an application, you may email the application form and supporting documents to:

property.offers@highland.gov.uk

Please clearly state **Unit 2 Whitedykes Industrial Estate, Cromarty** in the subject line of your email.

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

Location Plan & Photos - Unit 2 Whitedykes Industrial Estate, Cromarty



INDICATIVE PLAN ONLY. NOT TO SCALE.

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