

**Unit 1A1 Blarliath Industrial Estate
Tain IV19 1EB**

To Let / Airson Màl



**End-terraced unit located within cul-de-sac
Open workspace and office / store
Suitable for Use Classes 4, 5 and 6
52 sq.m or thereby**

**Offers over £4,500 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 is situated within Blarlaith Industrial Estate in Tain. Tain offers easy access to the A9 trunk road which runs north to Wick and Thurso and south towards Inverness and Perth.

The property forms part of a small terrace of similar workshop units. The construction is concrete block with solid concrete floor and pitched, corrugated, asbestos sheeted roof. Access is via pedestrian and vehicular access doors.

Internally, fluorescent strip lights provide lighting and the accommodation comprises a workshop area, small office/store and WC.

Externally, there is communal parking to the front of the property.

Energy Performance Certificate: Rated 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 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. Rent is reviewed every five years.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on our website in our Tenants' 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 fees and costs of preparing and registering the lease. You will 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 before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £84.44 per annum. The rent and insurance are both 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 us an email at: property.letting@highland.gov.uk

Rateable Value & Annual Business Rate:

The property's Rateable Value is £2,250. 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 **1A1 BLARLIATH 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 03/07/2025

Location Plan & Photos - Unit 1A1 Blarliath Industrial Estate, Shore Road, Tain



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