

## **New Retail Units, 71 High Street, Dingwall**

**To Let / Airson Màl**



**3 Newly refurbished retail units, prominent  
High Street position, 52-75m<sup>2</sup>**

**Prices start from 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:

These newly refurbished units enjoy a prime position on Dingwall High Street. Each property benefits from large metal frame windows, which maximises the amount of natural light into them and increases visibility of any business trading from within.

Internally, the units are a blank canvas of magnolia painted, plasterboard walls with a concrete floor. Each unit consists of a main office / shop floor area. To the rear of each property there is a separate WC with sink, small kitchen prep area and storage space.

Heating is provided by wall-mounted electric heaters. Each unit has access to a secure bin storage area at the rear of the property.

## 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](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 will need to be determined by the assessor. 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 is subject to standard VAT (20%) and the insurance is exempt of VAT.

Unit	Rent - Offers Over	Annual Insurance	EPC
1	£12,000	£147.00	B
2	£10,000	£131.32	A
3	£ 8,000	£101.92	B

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.

## 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.



# Location Plan & Photos - New units, 71 High Street, Dingwall, IV15 9RY



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