

## Compound, 4C Morefield Industrial Estate Ullapool, IV26 2SR

# To Let / Airson Màl



**Compound Area - 100 sq.m or thereby**

**Offers over £1,500 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 compound lies within the well-established Morefield Industrial Estate, which is located on the northern outskirts of Ullapool, just off the A835.

The compound is narrower at the front and widens towards the rear. It is bounded by post & wire fencing and a wide, single gate provides access.

It may only be used as a compound or yard and is not suitable for erecting a permanent building on site.

Electricity, water and drainage are understood to be available nearby but prospective tenants should satisfy themselves in this regard.

## Lease Terms & Conditions:

We are offering a new lease subject to the conditions of our standard lease for industrial compounds on industrial estates.

Compound leases run for 5 years and the tenant may serve notice to quit any time after the first year with 3 months' written notice being required.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on The Council's website in our 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 legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

## Rent & VAT:

You will pay the first three months in advance of taking entry and then you will pay monthly in advance by direct debit. The rent is currently exempt of VAT.

## Rateable Value & Annual Business Rate:

The property's Rateable Value is £500. 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>

## Viewings:

The compound can be accessed for viewings at any time. Please note the boat will be removed before any tenant takes occupation.

## Planning Permission:

The compound is located within an existing industrial estate and your proposed use will require the Council's consent both as landlord of the property and as Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required. For current planning information, please visit the Planning Applications section of Highland Council's website

## 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 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 **4C MOREFIELD 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.