The Highland Council
Comhairle na Gàidhealtachd

THE HIGHLAND COUNCIL
Industrial & Commercial Property
Property & Asset Service
Glenurquhart Road, Inverness IV3 5NX
Telephone: (01463) 785128 (24 hours)
Email: property.letting@highland.gov.uk

Office 3, 1st Floor, Mayfield Building
High Street, Dingwall, IV15 9ST

To Let / Airson Màl



48 sq.m or 517 sq ft or thereby
Asking Rent £6,000 p.a.

Office Suites
Central Location in Dingwall

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

Location & Description:

The property is located within the pedestrian section of the High Street and is close to all local amenities. Dingwall is approximately 14 miles north of Inverness and has good public transport links including a railway station.

The Mayfield development comprises a two-storey property of blockwork construction with a pitched and slated roof. The office suites are located on the first floor of the development.

Access is via a stairway and communal landing which connects each suite. Office 3 has recently been upgraded by the installation of double glazed UPVC windows with shared toilet facilities.

Unit	m^2	ft^2	Asking Rent (£)
3	48	517	£6,000 + VAT

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.

Energy Performance Certificate:

Rated F.

Use Class: Consent for Office use.

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.

Rateable Value & Annual Business Rate:

The property's Rateable Value is £3,250 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, 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 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 an email to: **property.letting@highland.gov.uk**

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.

It is your responsibility to obtain the reference from your bank.

Please email your completed application to:

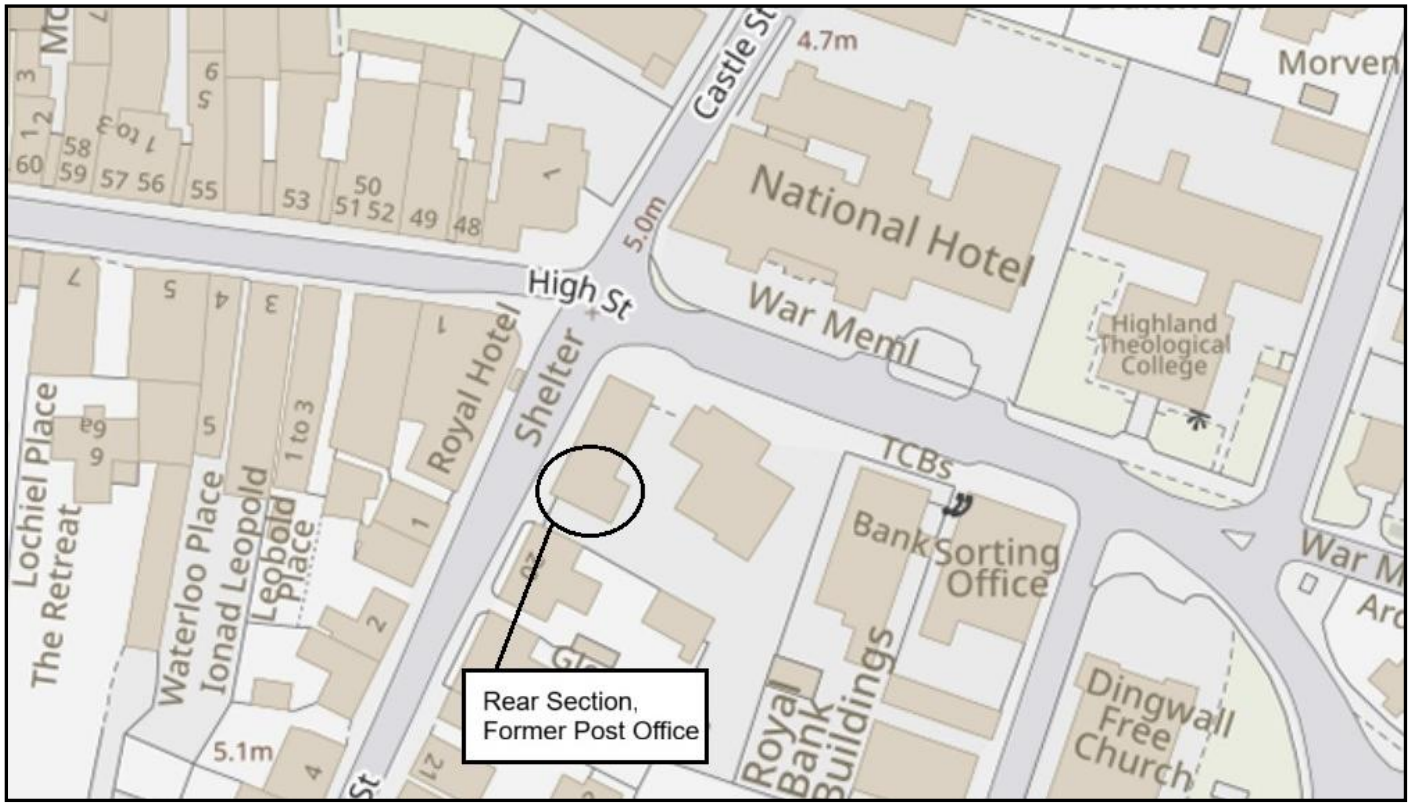
property.offers@highland.gov.uk

Please clearly state **OFFICE 3, MAYFIELD, DINGWALL** 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 19/01/2026

Location Plan & Photos: Office 3, Mayfield, High Street, Dingwall, IV15 9ST





INDICATIVE PLAN ONLY. NOT TO SCALE.

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