

**Portacabin**  
**High Street, Dingwall, IV15 9SN**

**F  
O  
R  
S  
A  
L  
E**



**Development Opportunity**

**Offers in the Region of £100,000**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Location:**

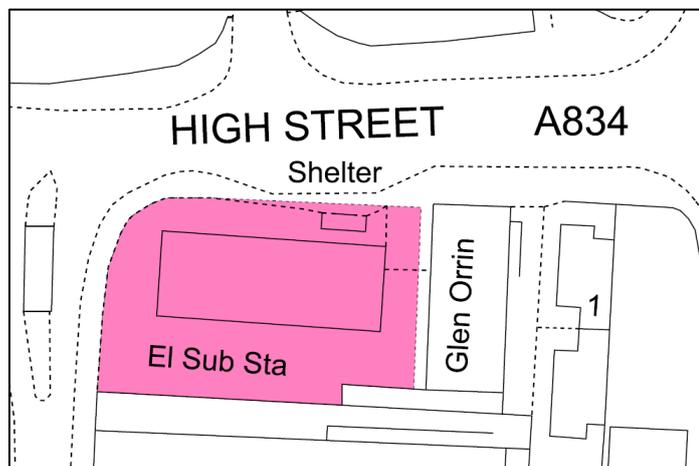
Dingwall serves as the main administrative and commercial centre for Ross and Cromarty, with a resident population of around 5,500. The property occupies a prominent position on the south side of the High Street, near its western approach and within close proximity to the junction with the A862.

**Description:**

The property comprises a single storey detached office building offering versatile and well-proportioned accommodation. Internally, the layout features an open-plan office area that allows for flexible workspace configurations.

**Size:**

The building extends to approximately 201 sqm or 2,163 sqft, measured on an IPMS 2 - Office basis. The overall site extends to around 0.185 acres, or thereby.

**Electricity, Water and Sewage:**

The property is connected to mains electricity, water and sewage. Interested parties are advised to make their own enquiries with the relevant utility providers to confirm suitability for their intended use.

**Asking Price:**

Offers in the Region of £100,000.

**Business Rate:**

The rateable value of the property is £6,000. Business Rate Reference: 03/09/390370/2.

**EPC Rating:**

TBC

**Viewing Arrangements:**

Please contact by emailing or alternatively contact Ricky Cheng by emailing [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk) or by telephoning 01463 702228.

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk).

**Faxed offers will not be accepted.**

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

**Date of Entry:**

To be agreed by mutual agreement.

