

**11 Rotterdam Street,
Thurso KW14 8AA**

To Let / Airson Màl



**Small, terraced shop with open floor plan
Front & rear access
Net internal area 15.8 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 on Rotterdam Street, Thurso within a terrace of traditional retail units. It offers ground floor accommodation with its own front and rear entrances.

Internally, the property offers open space to the front, below-counter cupboards and WC.

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 retail 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.

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.

Rent, VAT, & Insurance:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and insurance are exempt of VAT. The insurance is £50.40 per annum.

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.

Floor Area:

Net internal area 15.8 sq.m or thereby, measured on the basis of IPMS 3.

Indicative floor plans available upon request.

Planning Permission:

It is your responsibility to ensure that you have the appropriate planning consent to run your business from the property. For advice and information please contact the Council's Planning Service at:

Tel: (01349) 886608

Email: epanning@highland.gov.uk

www.highland.gov.uk/planning/planning-guide

Rateable Value & Annual Business Rate:

The property's rateable value is £3,500 from 01/04/2026. For further information please contact the Assessor

assessor@highland.gov.uk.

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:

If you wish to arrange a viewing or 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/land-property/commercial-property-sale-rent/2

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.

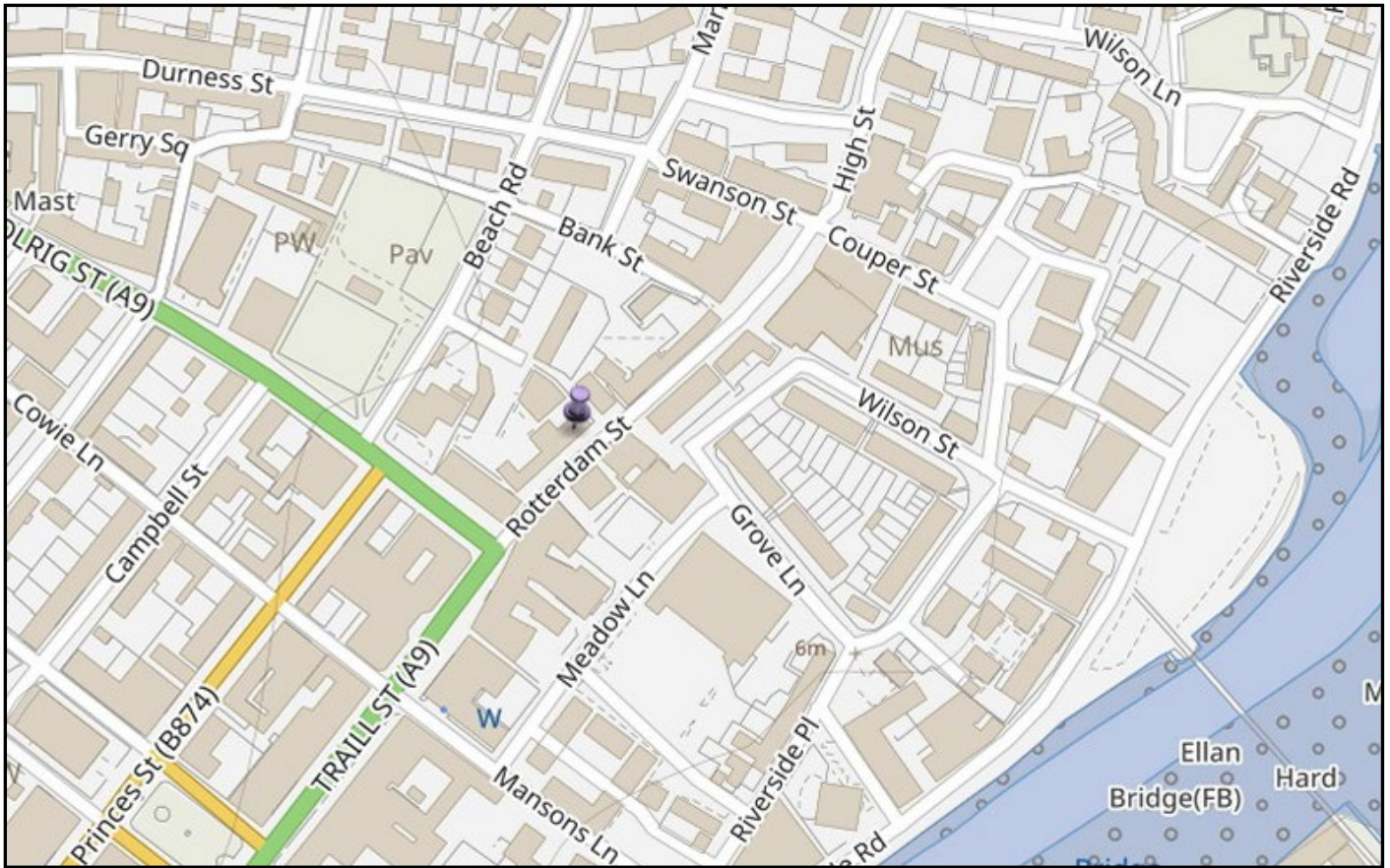
Please email your completed application to:
property.offers@highland.gov.uk

Please clearly state **11 ROTTERDAM STREET, THURSO** 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 08/07/2026

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