The Highland Council
Comhairle na Gàidhealtachd

The Highland Council
Industrial & Commercial Property
Infrastructure, Environment & Economy Service
Glenurquhart Road, Inverness IV3 5NX
Email: property.letting@highland.gov.uk
Telephone: (01463) 785128

Rear Section, Former Post Office, Hill Street, Dingwall, IV15 9JP

To Let / Airson Màl



Rear Section, Former Post Office
75.7 sq.m / 807 sq.ft or thereby

Offers over £6,000 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 centrally located at the junction of High Street and Hill Street in Dingwall. The property can be accessed from Hill Street via a small stairway with paved ramp and metal balustrades. The property is shared with a local charity, which has its own separate entrance.

Internally, the property consists of a main office / shop floor. Just off of the main shop floor is a WC with sink, kitchen area, and two further separate small rooms, previously used as an office and storage. The property benefits from electric wall heaters.

The property was previously a barbers shop, which is Use Class 1A, this can be changed to Use Class 3 or 4, subject to landlord consent and applying for appropriate planning permission. **www.highland.gov.uk/info/180/planning_applications_warrants_and_certificates/143/planning_permission**

Energy Performance Certificate: C.

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 £5,750 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, 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 and insurance are exempt of VAT. Currently, the annual insurance premium is £87.20.

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

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.

As the bidding process is sealed, it is your responsibility to obtain the reference from your bank.

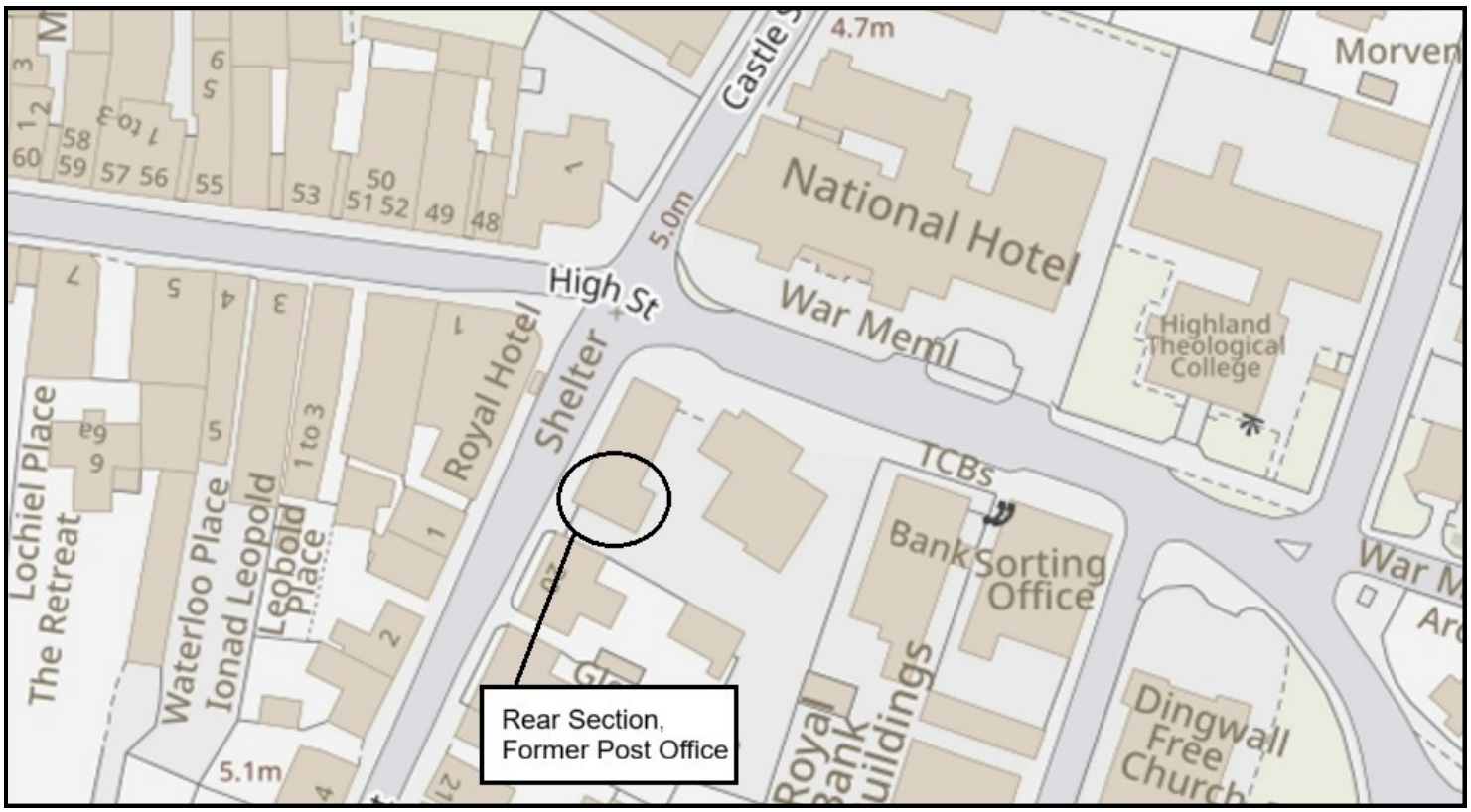
Our closing date procedure allows you to post or email your application. Please post using the return address label provided or email the application form and supporting documents to **property.offers@highland.gov.uk** quoting the property address in the subject header of the email.

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.

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 22/09/2025.

Location Plan & Photos - Rear Section, Former Post Office, Hill Street, Dingwall





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