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

Unit 2A-2B Kinlochleven Industrial Estate, Riverside Road, Kinlochleven PH50 4QH

To Let / Airson Màl



Units with workshop area & WC
108 sq.m / 1162.5 sq.ft or thereby
Suitable for Use Classes 4, 5 and 6

Offers over £4,000 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 situated within a small development of two blocks of semi-detached units forming the Kinlochleven Industrial Estate, located next to The Tailrace Inn, Kinlochleven.

The property comprises two semi-detached, single storey units that are being leased together. They are of concrete block construction with a pitched, concrete tiled roof with roof lights.

Access to the property is via a roller shutter door and pedestrian pass door to the front elevation.

Internally, the accommodation comprises workshop area, small office/store and WC facilities.

The gross internal floor area extends to 108 sq.m or thereby.

Energy Performance Certificate:

Rated tbc.

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.

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 & Utilities:

You will pay the first quarter's rent and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £252.22 per annum. The rent and insurance are 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

Rateable Value & Annual Business Rate:

The property's Rateable Value is £2,950. 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:

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

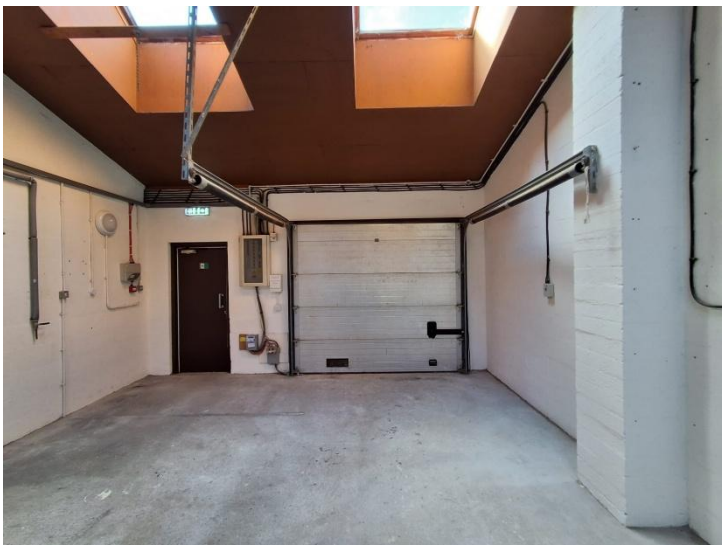
Please clearly state **2A-2B KINLOCHLEVEN INDUSTRIAL ESTATE, KINLOCHLEVEN** in the subject line of your email.

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 29/10/2026

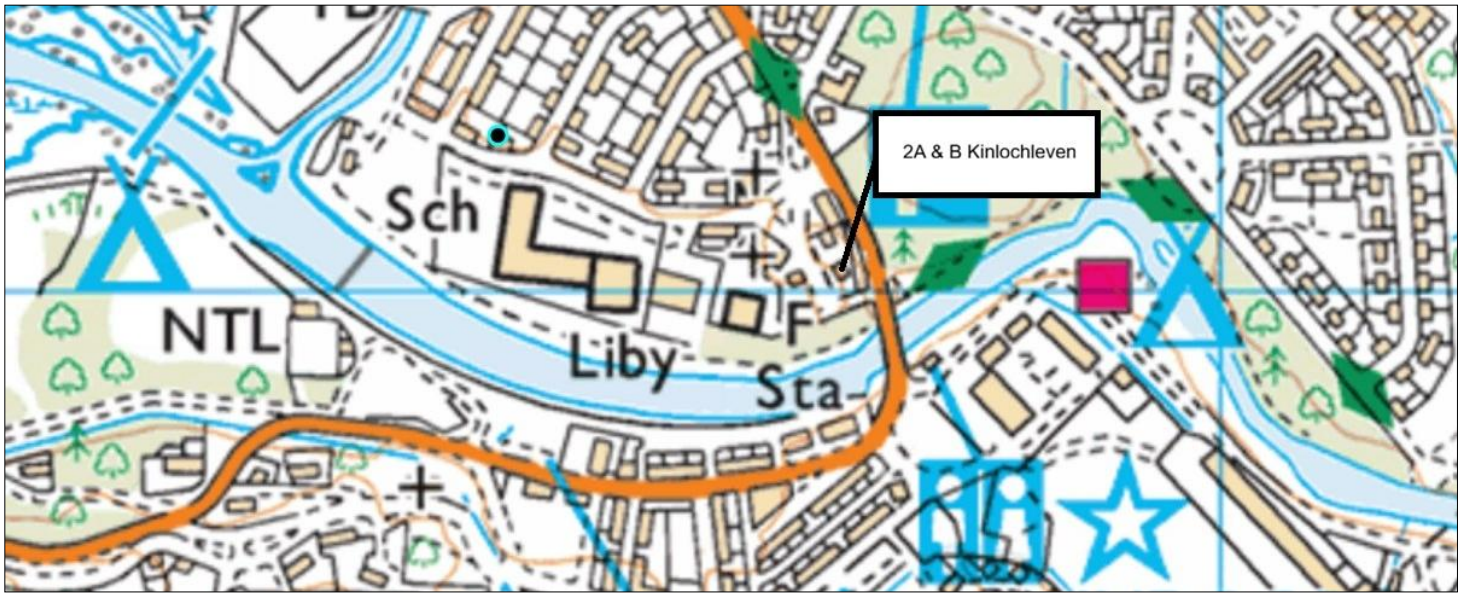
Units 2A-2B, Kinlochleven Industrial Estate, Kinlochleven, PH50 4QH











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