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 8B1, River Close South, Alness Industrial Estate, Alness, IV17 0PD

To Let / Airson Màl



Single storey, end terraced unit
Comprises open workshop, office and yard.
Suitable for Use Classes 4, 5 and 6
199.4 sq.m / 2146.3 sq.ft or thereby

Offers over £5,500 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 in a cul-de-sac within the Alness Industrial Estate and forms part of a terrace of five similar workshop units.

The property comprises an end-terraced, single storey unit of concrete block construction and a yard area. It has a pitched, timber-framed roof of corrugated asbestos finish with high level windows. Access to the property is via a sectional overhead door and pedestrian pass door to the front of the building.

Internally, the property has a concrete floor and the accommodation comprises a workshop area, small office and WC. The internal floor area is 50 sq.m. The yard area is 149.4 sq.m

Energy Performance Certificate:

Rated A.

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.

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 property rent and the insurance is exempt of VAT. Currently, the annual insurance premium is £88.33.

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 £2.300 from 01/04/2026. 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

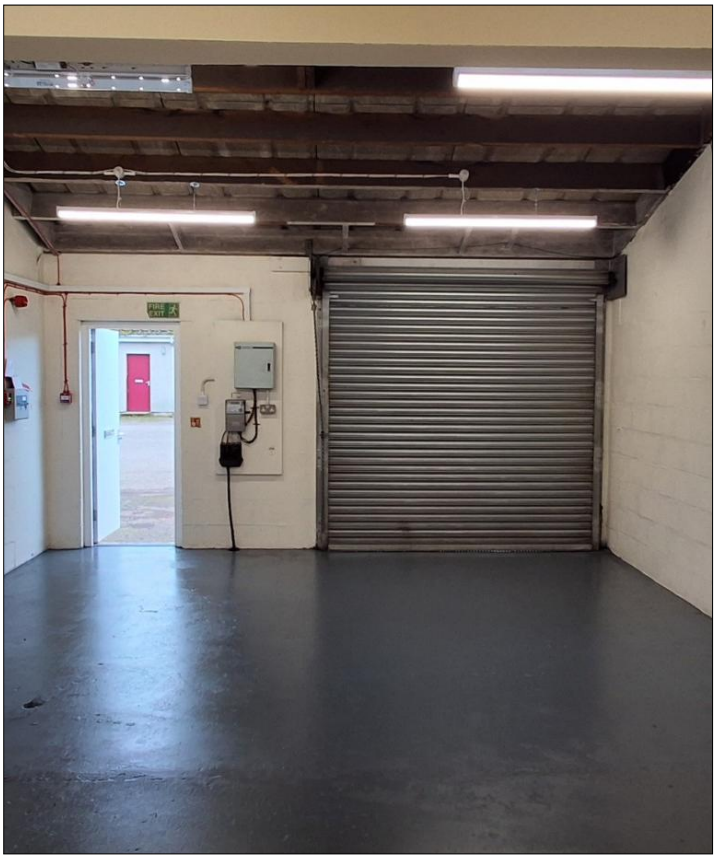
Please clearly state **UNIT 8B1, ALNESS INDUSTRIAL ESTATE** in the subject line of your email.

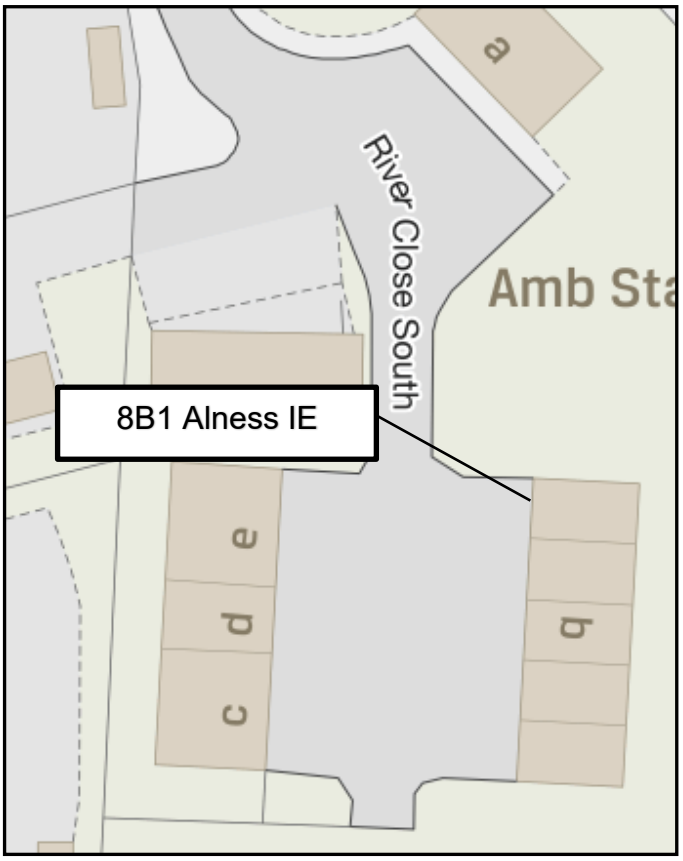
All applications properly received by 12 noon on the closing date will be opened and processed.

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 28/09/2026

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