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

Shop 21 Tomatin Road, Hilton, Inverness IV2 4UA

To Let / Airson Màl



Single storey, mid-terraced shop unit in Hilton
Suitable for Use Class 1
58 sq.m / 624.3 sq.ft or thereby

Offers over £8,500 per annum, exclusive of VAT

To view all property available for lease, please visit our webpage: www.highland.gov.uk/propertyletting

Location & Description:

The subjects comprise a ground floor mid-terraced shop unit in Hilton. The Unit is part of a block of four similar type units with residential flats on the floor above.

The accommodation has been upgraded and consists of a sales area, back shop, kitchen and WC. The subjects benefit from double glazed windows and fixed heating is provided by electric panel radiators

The Accommodation Comprises
Sales Area 35.2 sq m or thereby
Back Shop 14.3 sq m or thereby
Kitchen 4.4 sq m or thereby
Toilet 3.8 sq m or thereby

Energy Performance Certificate:

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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 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 in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and the insurance is exempt from VAT. Currently, the annual insurance premium is £90.00.

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 is currently listed in the valuation roll at nil while refurbishment works were being carried out. It was previously listed with a rateable value of £7,416 effective 1/4/2026

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 **21 TOMATIN ROAD, INVERNESS** 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 24/11/2026

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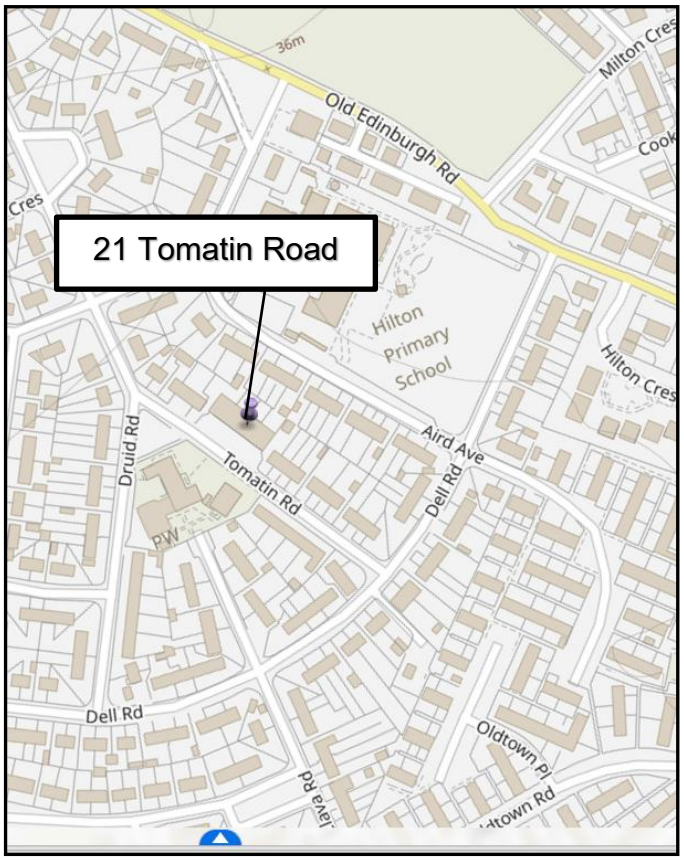

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