

**Office 3, 1st Floor, Mayfield Building  
High Street, Dingwall, IV15 9ST**

**TO LET**



**48 sq.m or 517 sq ft or thereby  
Asking Rent £6,000 p.a.**

**Office Suites  
Central Location in Dingwall**

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

### Location & Description:

The property is located within the pedestrian section of the High Street and is close to all local amenities. Dingwall is approximately 14 miles north of Inverness and has good public transport links including a railway station.

The Mayfield development comprises a two-storey property of blockwork construction with a pitched and slated roof. The office suites are located on the first floor of the development.

Access is via a stairway and communal landing which connects each suite. Office 3 has recently been upgraded by the installation of double glazed UPVC windows with shared toilet facilities.

Unit	m <sup>2</sup>	ft <sup>2</sup>	Asking Rent (£)
3	48	517	£6,000 + VAT

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.

### Use Class:

Consent for Office use.

### Energy Performance Certificate:

The rating is F.

### Lease Terms & Conditions:

We are offering the office suites for lease on tenant internal repairing only 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. 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](http://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:

Office 3 rateable value—£3,250

### Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent in advance of taking entry and thereafter monthly in advance by Direct Debit. The rent is subject to standard 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.

### Are You Interested in This Property:

To request an application pack, or further details please contact William Crombie:

**Email:** [william.crombie@highland.gov.uk](mailto:william.crombie@highland.gov.uk)

**Telephone:** 07443190292

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.

### WE DO NOT ACCEPT APPLICATIONS BY FAX

**If you wish to submit an application, you may email the application form and supporting documents to:**

[property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk)

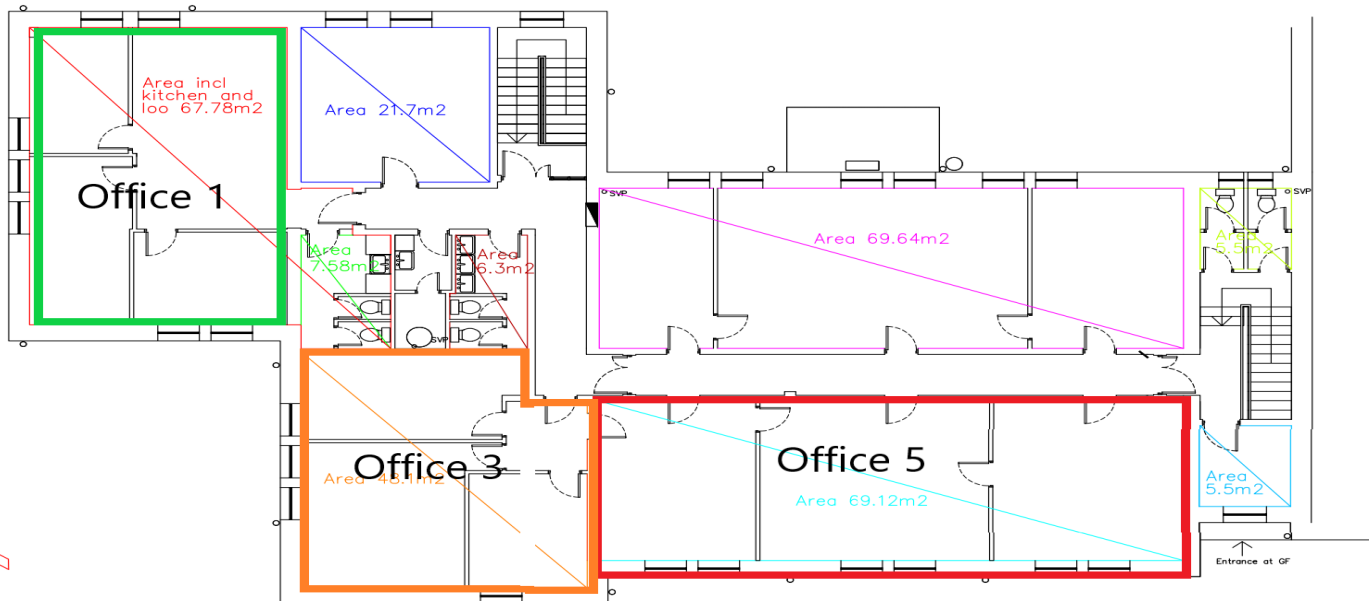
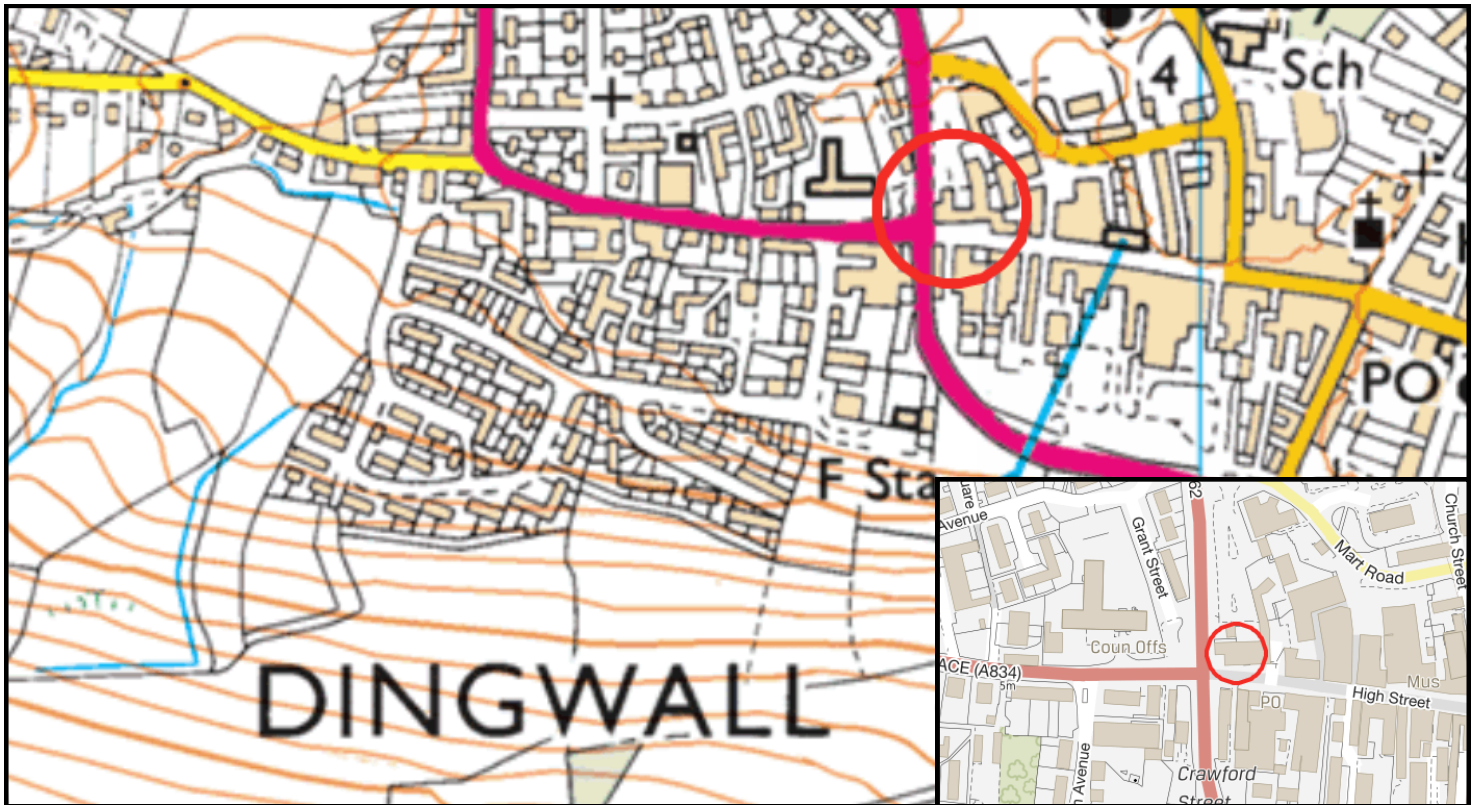
Please clearly state **OFFICE 3, MAYFIELD** in the subject line of your email.

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 30/06/2022

# Location, Plan & Photos - Mayfield Offices, High Street, Dingwall, IV15 9ST



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