



Unit 5, John O'Groats Industrial Estate, John O'Groats, Caithness, KW1 4YR

The subjects comprise a modern, semi detached, single storey industrial unit within the John O'Groats Industrial Estate.

- Rental: £2,400 per annum
- GIA: 70.42 sq.m / 758 sq.ft or thereby
- Tenants may be able to benefit from the Small Business Rates Relief Scheme



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

LOCATION

The premises are located within the John O'Groats Industrial Estate, which is situated in the village of John O'Groats. John O'Groats is situated approximately 17 miles north of Wick and 120 miles north of Inverness in the far north of Scotland. The subjects are positioned in close proximity to the villages' harbour where regular ferries leave bound for the island of Orkney.

DESCRIPTION

The subjects comprise a semi-detached industrial unit of concrete block nature with a pitched and concrete tiled roof. The unit is situated within a cul-de-sac of industrial units with a central courtyard to the front.

ACCOMMODATION

The total Gross Internal Area of the subjects is 70.42 sq.m / 758 sq.ft or thereby.

SERVICES

We understand the property is connected to mains water and electricity with drainage to the main public sewer.

LEASE TERMS

The landlord would ideally look to let the premises for a minimum period of five years on FRI terms, but shorter terms may be available. The rent will be subject to annual RPI increases. A service charge exists covering the cost of landscape maintenance of the industrial estate as a whole.

RENTAL

£2,400 per annum.

VAT

All prices quoted are exclusive of VAT.

RATEABLE VALUE

The premises are listed in the current Valuation Roll as having a Rateable Value of £1,600.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

LEGAL COSTS

It should be noted that each party will meet their own legal costs with the tenants meeting the costs for any LBTT and costs of registration of the lease including provision of two extract copies.

ENERGY PERFORMANCE CERTIFICATE

On application.



To arrange a viewing contact:



Callum Maclean
Graduate Surveyor
callum.maclean@g-s.co.uk
01463 236 977



Kenny McKenzie
Surveyor
kenny.mckenzie@g-s.co.uk
01463 236 977

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2020