




McEwan Fraser Legal
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5 Hill Street

DINGWALL, IV15 9JP

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Dingwall, the County town of Ross-shire and is less than a 25-minute drive to the City of Inverness (14 miles). This popular highland town offers easy access to all local amenities including a large variety of shops, restaurants, supermarkets and library, as well as the railway station, within 5 minutes walk, with regular commuter services to Inverness.

Inverness, which is within easy commuting distance provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are a unique attraction to lovers of outdoor pursuits with easy access to The Cairngorms National Park. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

5 Hill Street is a prominent trading location within

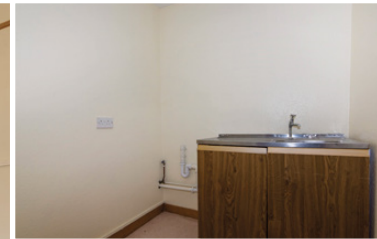
the centre of Dingwall. The property is located in an attractive and much sought after area adjacent to the City Centre with parking available to the front. Of traditional construction, 5 Hill Street is a ground floor unit, the shop has two large display windows providing ample merchandising space. The large frontage of 11.4 meters offers ample branding space for new businesses, the door is central to its frontage with access off the pavement. Internally the subjects comprise of a double shop floor area which could be converted to open plan, a separate kitchen area, staff toilet and large storage room. There is access to the rear enclosed yard, with a garden area that is also included with the property. The property also has an allocated off-street parking area to the rear.

This commercial unit is suitable for a number of uses and in the past has successfully traded as a retail shop and restaurant. With the appropriate planning permission this property could be converted into residential properties.

*Being sold as a vacant unit.

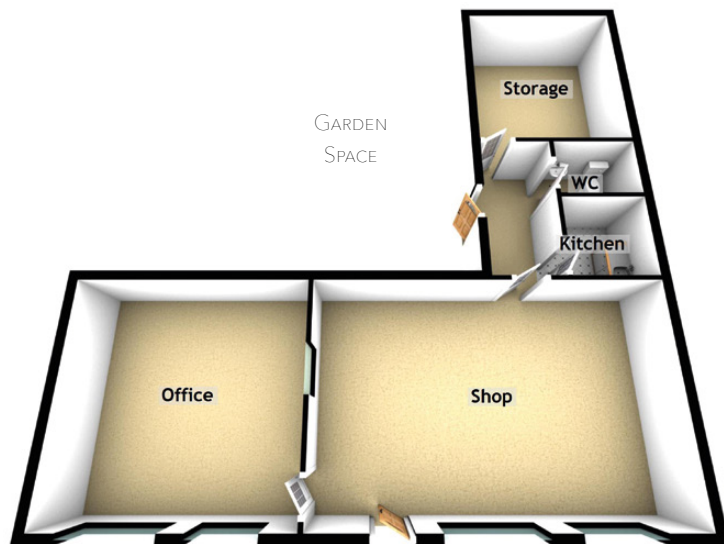
*Suitable for office/retail use or other business requirements subject to consents.

RATEABLE VALUE: The business benefits from 100% rates relief under the Small Business Bonus Scheme.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS AND MAP



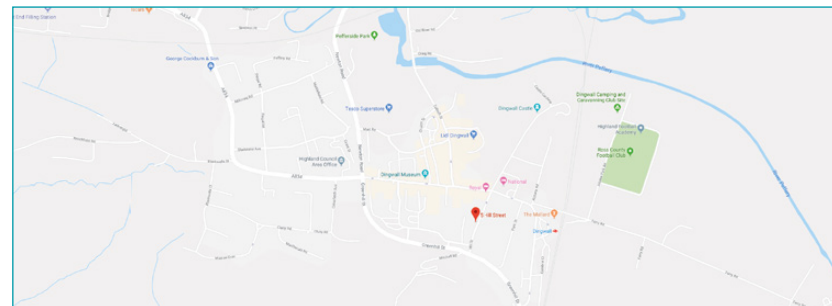
Approximate Dimensions (Taken from the widest point)

Shop	7.10m (23'4") x 4.60m (15'1")
Office	4.70m (15'5") x 4.60m (15'1")
Storage	3.60m (11'10") x 2.90m (9'6")
Kitchen	1.80m (5'11") x 1.80m (5'11")
WC	1.80m (5'11") x 1.30m (4'3")

Gross internal floor area (m²): 79m²

EPC Rating: **G**

SERVICES: The property benefits from mains electricity, water and drainage. Rear yard measures 7 meters x 9 meters at the widest point or thereby.



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**Part
Exchange
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Text and description
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Surveyor



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