

TO LET
COMMERCIAL UNIT

 **GRAHAM
SIBBALD**



**Unit 65, Hillhead Road
Tornagrain**

- Located within the new Town Development of Tornagrain
- Net Internal Area (NIA) 154.8 sq. m / 1,666 sq. ft or thereby.
- Rental : £26,500 per annum plus VAT.

LOCATION

Tornagrain, which lies approximately 8 miles east of the city of Inverness and 9 miles west of the coastal town of Nairn, is a New Town development. Planning permission was granted to construct a High Street, 3 Primary Schools, a Secondary School and nearly 5,000 homes over the next 40 to 50 years. Construction commenced in 2016.

The property is situated on Hillhead Place, one of the neighbourhood centres of the new town, in close proximity to the popular Hillhead Café and the approach to the shortly to be constructed Tornagrain Primary School. Along with the café, Tornagrain already has 270 occupied homes, shops, a nursery, café, allotments and community orchards and gardens.

Tornagrain has been inspired by the architectural and planning traditions of Scotland and the Highlands, and will evolve into a vibrant market town with a population of approximately 12,500.

DESCRIPTION

The property comprises of a ground floor commercial unit within a two storey detached block. The upper floor will be home to residential accommodation.



ACCOMMODATION

The property comprises of a ground floor retail unit with a three storey detached block. The upper floors will be home to residential accommodation.

SERVICES

We understand the subjects are connected to mains water and electricity with drainage being to the main public sewer.

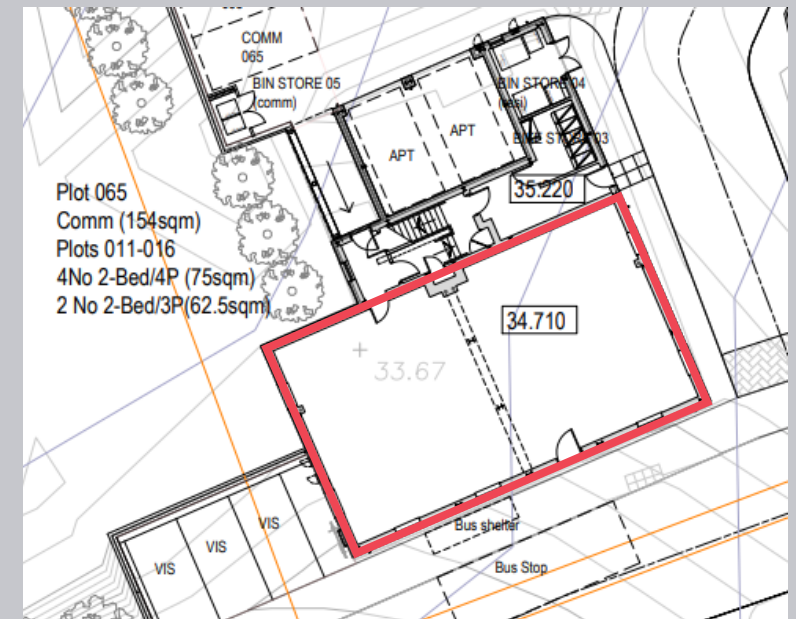
Please note, the units will be let in shell condition. The unit will require full fit-out by the tenant.

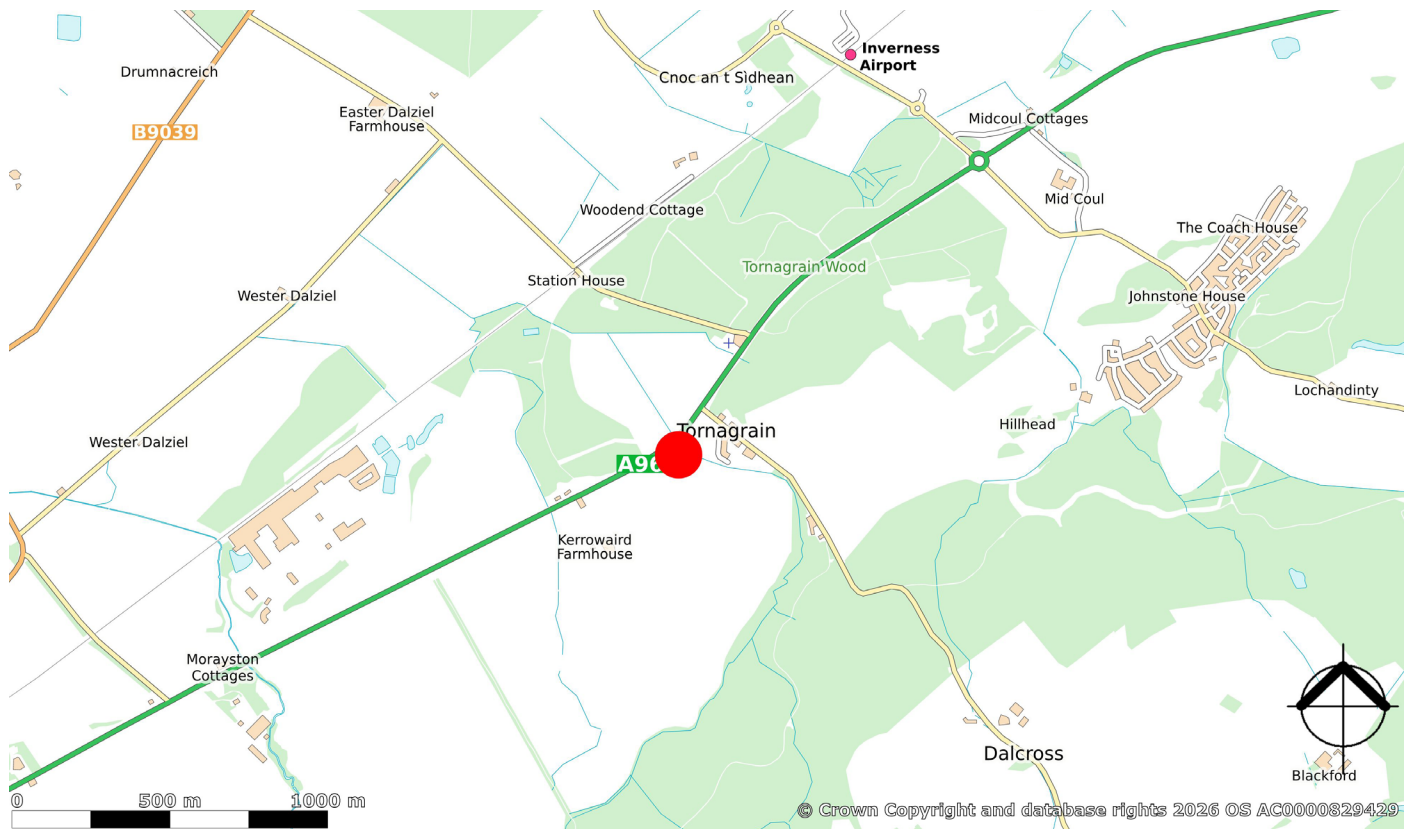
RATEABLE VALUE

To be assessed upon completion.

RENT

£26,500 per annum plus VAT.





To arrange a viewing please contact:



ANNA MASSIE
Graduate Surveyor
 anna.massie@g-s.co.uk
 07803 896 938



KENNY MCKENZIE
Director
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 07803 896 963

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. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

LEASE TERMS

The property is available on full repairing and insuring lease terms subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/assignee will be liable.

VAT

Applicable on all figures quoted.

EPC

On Application.

DATE OF ENTRY

To be agreed.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
 Chartered Surveyors
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 Queensgate
 Inverness
 IV1 1PQ