

# TO LET

COMMERCIAL OPPORTUNITY / RETAIL



East Elevation 1:100

## Hillhead Place, Tornagrain Inverness, IV2 8AL

- Two units available
- Unit 1 GIA — 78.20 sq.m / 842 sq.ft or thereby
- Unit 2 GIA — 75.60 sq.m / 814 sq.ft or thereby
- Prominent buildings situated within the New Town development of Tornagrain
- Floor Plans and Elevations on application to letting agent
- Tenant may benefit from 100% Business Rates Relief

## 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 benefits from a shop, pharmacy and nursery which serves the 350 occupied homes and the surrounding communities.

## DESCRIPTION

The property comprises two ground floor commercial units within a three storey detached block. The upper floors will home to residential accommodation.

## ACCOMMODATION

The property will be finished to a shell specification with a concrete floor and plasterboard ceiling in place.

Unit 1 extends to a Gross Internal Area of 78.2 sq m / 842 sq ft or thereby.

Unit 2 extends to a Gross Internal Area of 75.6 sq m / 814 sq ft or thereby.

## SERVICES

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

## RATEABLE VALUE

To be assessed on completion.

It is anticipated that the units will fall under a Rateable Value of £12,000 which means any ingoing tenant can apply for 100% business rates relief under the Small Business Bonus Scheme.

## RENTAL

Unit 1 = £13,000 per annum

Unit 2 = £12,500 per annum

## LEASE TERMS

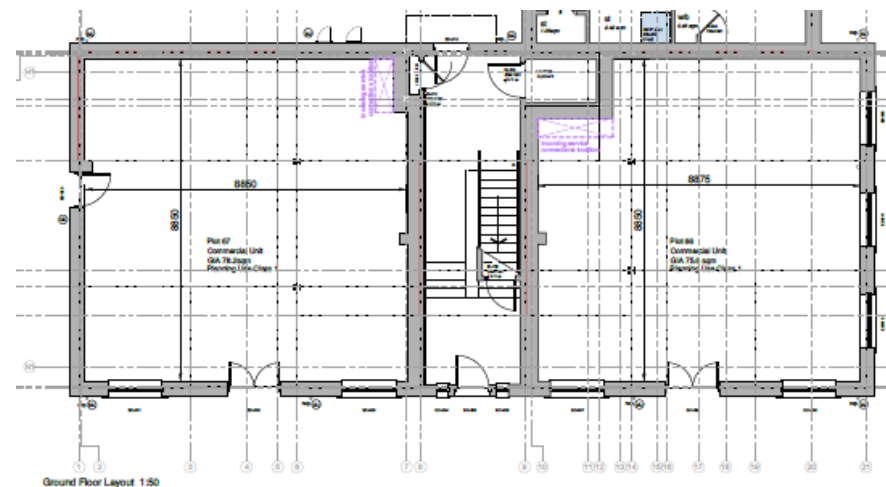
Our client is seeking a minimum lease term of 5 years on Full Repairing and Insuring basis.

## LEGAL COSTS + VAT

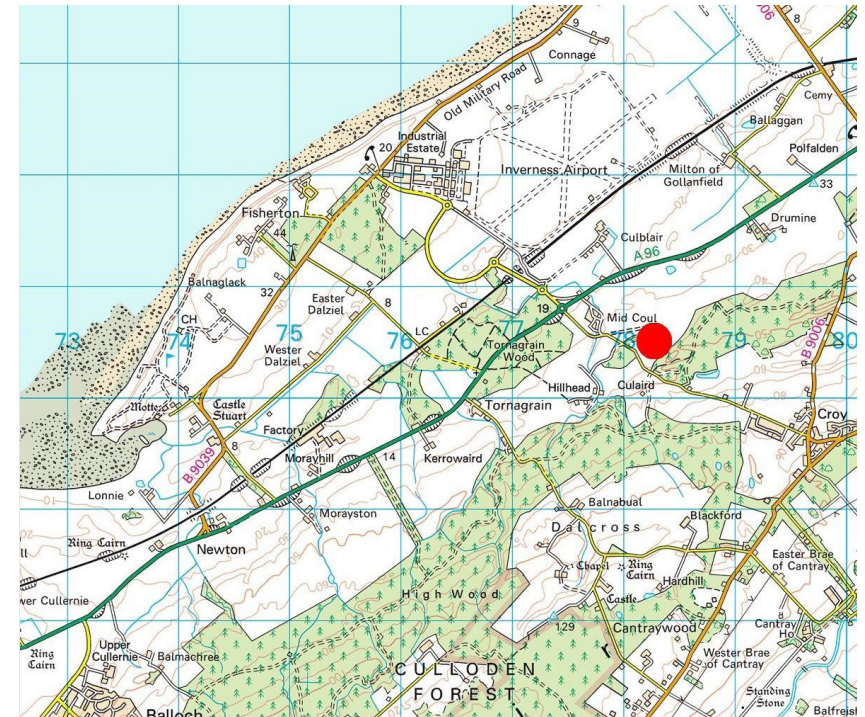
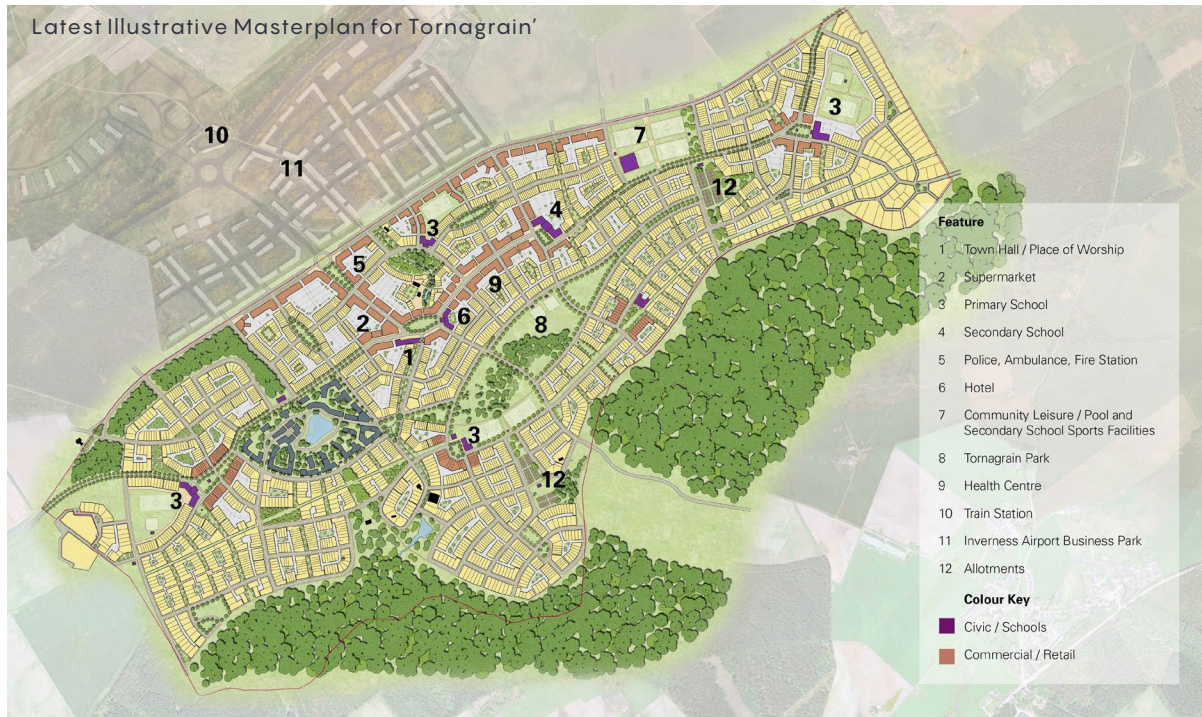
Each party will pay their own legal fees. Should LBTT or registration dues be applicable, the Tenant will be liable.



South Elevation 1:100



Ground Floor Layout 1:50



### SERVICE CHARGE

There will be a service charge for the building and the wider estate. Full details on application to the marketing agent.

### DATE OF ENTRY

Q1 2026

### EPC

On application.

### VIEWING

Graham + Sibbald  
4 Ardross Street  
Inverness  
IV3 5NN

To arrange a viewing please contact:



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### 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

### 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.
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6. Date of Publication: September 2024