

**25 Hill Street
Dingwall
IV15 9JP**



The subjects comprise a detached one and a half storey retail unit with retail space spread over two floors, located in the centre of the town of Dingwall having a net internal area of approximately 149.24 square meters (1,607 feet).

**OFFERS
OVER
£85,000**

HSPC Reference: 58378

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

LOCATION

The subjects are located on Hill Street in the popular market town of Dingwall approximately 15 miles north west of Inverness. Hill Street is located off the High street and has a mixture of commercial and residential properties. Dingwall benefits from excellent road connections via the A9 whilst also having rail connections north, south and west.

DESCRIPTION

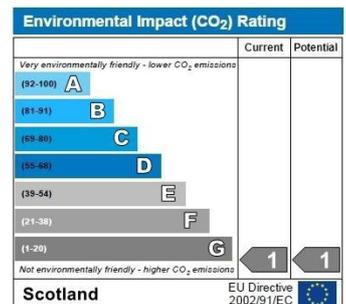
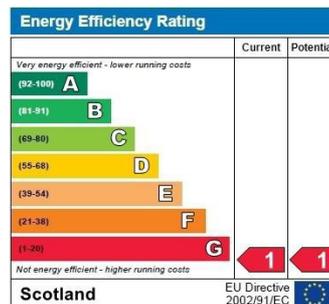
The subjects comprise a detached one and a half storey retail unit that was latterly operated as a bridal shop. It has three main retail spaces spread over the two floors with there also being storage/ancillary rooms and a WC on the ground floor to the rear. The building is of brick/block construction rendered externally beneath a pitched roof clad in profile metal sheeting. Internal flooring within the property is a mixture of solid concrete and suspended timber design with walls and ceilings being predominantly plasterboard lined throughout. Natural lighting within the property is provided by a mixture of timber framed single glazed, timber framed double glazed Vellux and PVC double glazed window units.

The subjects have been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition) to be 149.24 square meters (1,607 square feet) of accommodation.

Please note that the above areas were calculated using measurements derived on site.

SERVICES

Mains water, drainage and electricity. The property had an electric central heating system fuelling wall mounted radiators which have subsequently been removed.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV11DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.