



FG Burnett



To Let

Units 15A-H, Pairc Nan Craobh Industrial Estate

Broadford, Isle of Skye, IV49 9AP

- Five Energy Efficient New Build Units Available
- 2 x Units - 61 sq.m (661 sq.ft)
- 3x Units - 66 sq.m (716 sq.ft)
- Use Class 4
- Business Rates Discounts Potentially Available

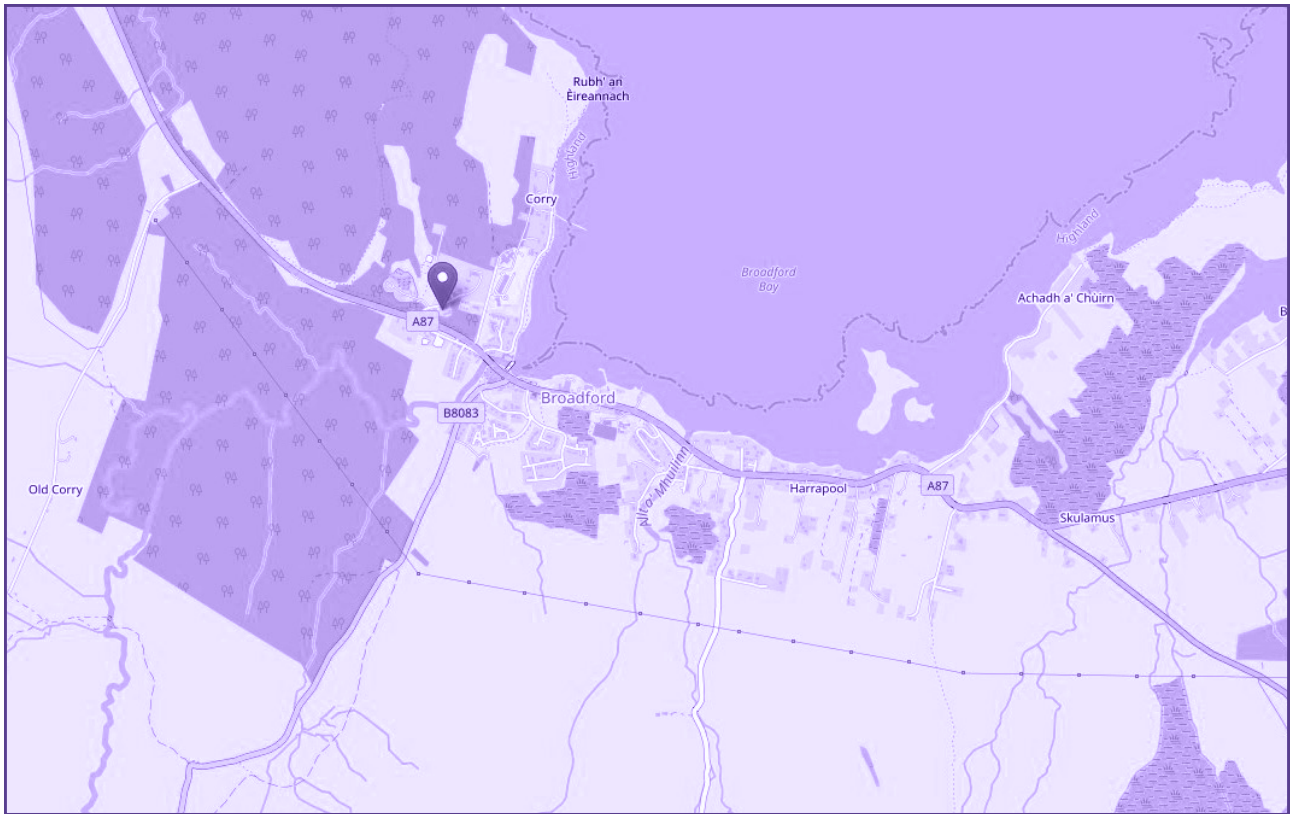


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



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fgburnett.co.uk
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Location

Skye is an iconic island on the west coast of Scotland, with a diverse economy underpinned by a global tourism market, with over 650,000 visitors annually. The marine economy, agriculture and forestry are important sectors and the community ownership of assets is increasingly important.

The industrial estate has direct access from the A87 trunk road, to the northern end of the village of Broadford on the Isle of Skye. The estate has a variety of occupiers including UHI, West Highland Free Press, Saint Gobain Building Ltd, Menzies Distribution, Camping Skye and Broadford Backpackers Hostel, with the new Broadford Hospital immediately adjacent.

Broadford is located to the south eastern end of the Isle of Skye, close to the Skye Bridge, so access to and from the mainland is excellent. Inverness is approximately 90 miles east of Broadford and the village benefits from regular bus links to the mainland and the rest of Skye.

Description

The development comprises a terraced building that has been built to provide back- to-back units, with four on each side, with a total of eight units overall. Units 15E-H also contain a steel framed mezzanine level providing additional office/storage space.

The building is of steel portal frame construction, with profile steel cladding, air source heat pumps and photovoltaic panels. All units benefit from WC and tea prep facilities, with roller shutter doors on Units 15A-D.

A shared yard and car parking will be provided, including EV charging points.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Unit 15A	LET	
Unit 15B	61 sq.m	661 sq.ft
Unit 15C	UNDER OFFER	
Unit 15D	UNDER OFFER	
Unit 15E*	UNDER OFFER	
Unit 15F*	UNDER OFFER	
Unit 15G*	UNDER OFFER	
Unit 15H*	LET	

* Please note the floor area quoted is inclusive of a first floor mezzanine level.

Rent

Unit 15A	LET
Unit 15B	£8,200 per annum
Unit 15C	UNDER OFFER
Unit 15D	UNDER OFFER
Unit 15E	UNDER OFFER
Unit 15F	UNDER OFFER
Unit 15G	UNDER OFFER
Unit 15H	LET

Lease Terms

The premises is available for lease on tenant full repairing and insuring terms for a minimum period of five years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within use Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

Service Charge

A service charge is applicable for the upkeep of the common areas of the estate.

Services

The premises are connected to mains electricity and water supplies with drainage being to the public sewer. Heating will be provided via an Air Source Heat Pump.

Rateable Value

To be determined.



Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC Rating

A. Copy available on request.

VAT

VAT will be payable at the standard rate in all monies due.

General

A closing date will be set for receipt of formal offers. 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.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Rennie Property Consultants are required to undertake AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.



Indicative Impression



Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.

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