

**Unit 11A3 Balmakeith Industrial Estate,
Nairn, IV12 5QW**

To Let / Airson Màl



**Mid-terraced unit with workshop area and WC
Suitable for Use Classes 4, 5 and 6
Unit is 49 sq.m / 527 sq.ft or thereby**

**Offers over £4,000 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our
webpage: www.highland.gov.uk/propertyletting**

Location & Description:

The property is located within a cul-de-sac in Balmakeith Industrial Estate and forms part of a terrace of four similar workshops.

It comprises a mid-terraced, single-storey unit of concrete block construction with a pitched, tiled roof with roof lights. Access is via a vehicular overhead door and a pedestrian door.

Internally, the accommodation comprises an open workshop area and WC facility.

Energy Performance Certificate:

A.

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms, for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

Rent, VAT, Insurance & Utilities:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and the insurance are exempt of VAT. Currently, the annual insurance premium is £76.72.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

Rateable Value & Annual Business Rate:

The property's Rateable Value is £2,200 from 01/04/2026. If you believe you may be exempt of liability for Non-Domestic Rates, it is your responsibility to apply for the appropriate exemption.

Up to date information:

<https://www.mygov.scot/non-domestic-rates-calculator>

Use & Planning Permission

The property is located within an existing industrial estate and is zoned for uses falling within Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order.

Applicants are advised to contact the Area Planning & Building Standards office to discuss their proposed use and to seek advice on any necessary or additional permissions or consents that may be required.

Are You Interested in This Property:

To request a viewing or an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from

www.highland.gov.uk/directory/27/property-for-rent

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And for existing businesses, copies of the last three years certified final accounts;

Or for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

It is your responsibility to obtain the reference from your bank.

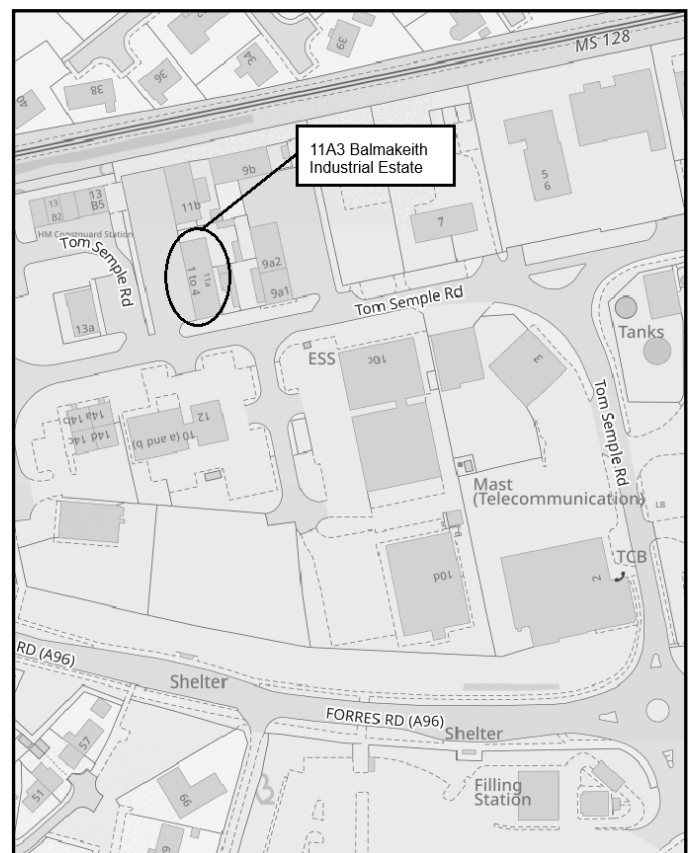
Please email your completed application to:

property.offers@highland.gov.uk

Please clearly state **11A3 BALMAKEITH INDUSTRIAL ESTATE, NAIRN** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

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