

FOR SALE
OFFICE / WORKSHOP WITH A YARD



Office / Workshop,
Caberfeidh Avenue, Dingwall,
IV15 9TD

- Quoting Price : Offers over £110,000 plus VAT.
- Private Enclosed Yard
- Office and Workshop Accommodation
- Suitable for a range of uses (STP)

LOCATION

The property is situated on Caberfeidh Avenue within a mixed commercial and residential area of Dingwall, the principal town of Easter Ross.

Dingwall lies approximately 14 miles north-west of Inverness and benefits from excellent transport links via the A9 and A835.

The property enjoys convenient access to the town centre, where a range of retail, leisure and professional services are available, together with Dingwall Railway Station.

DESCRIPTION

The property comprises office accommodation adjoining a workshop, benefiting from a private enclosed yard.

ACCOMMODATION

The office accommodation extends to approximately 44.82 sq m (482 sq ft) on a Net Internal Area (NIA) basis.

The workshop extends to approximately 61.53 sq m (662 sq ft) on a Gross Internal Area (GIA) basis.



The workshop has an eaves height of approximately 2.87m, a ridge height of approximately 3.35m or thereby.

The whole site extends to 0.19 ac (0.07 hectares)

EPC

On Application.

USE

The property was most recently used as a taxi office (assumed Sui Generis use).

The property may be suitable for a variety of alternative uses, subject to obtaining the necessary planning consent. Interested parties should make their own enquiries with the local planning authority.

SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer.

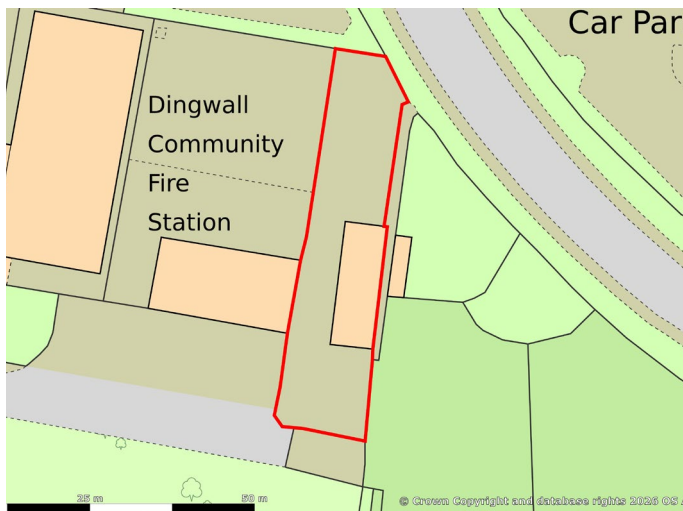
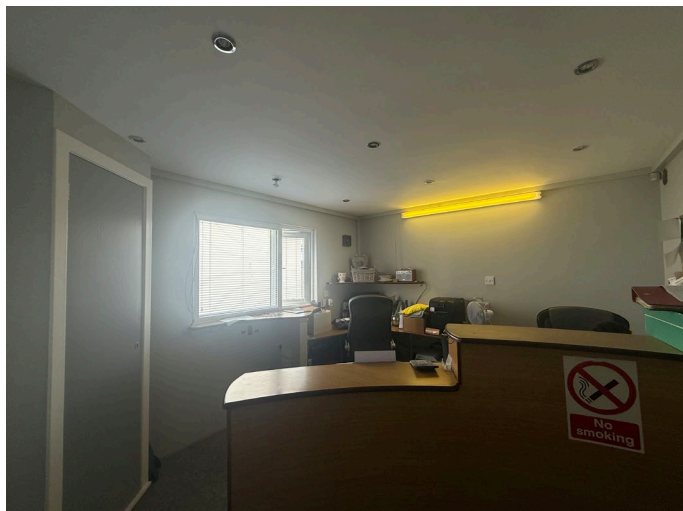
TITLE DEEDS

Title plans are available and can be provided to interested parties upon request.

LEGAL COSTS

The prospective purchaser will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).





Indicative purposes only — title plan available

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

VIEWING

Graham & Sibbald Property Consultants Ltd
4 Ardross Street
Inverness
IV3 5NN

01463 236977

To arrange a viewing please contact:



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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: July 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.

VAT

All figures quoted are net of VAT which is applicable.

PRICE

Offers over £110,000 plus VAT are invited for the heritable interest in the property with vacant possession.

RATEABLE VALUE

The rateable value is £4,650.