TO LET
COMMERCIAL UNIT WITHIN TORNAGRAIN

GRAHAM SIBBALD



Unit 66, 14 School Hill Road, Tornagrain, IV2 8BU

- Prominent building situated within the New Town Development of Tornagrain.
- Rental: £13,000 per annum plus VAT.
- GIA: 78.2 sq. m / 842 sq. ft or thereby.
- 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 School Hill Road, within one of the neighbourhood centres of the new town of Tornagrain. The location benefits from close proximity to the popular Hillhead Café and Tornagrain Dental, with Studio 70 and Willow & Wren Home due to open shortly. The property is also located on the approach to the proposed Tornagrain Primary School, which is expected to be constructed in the near future.

Along with the café, Tornagrain already has 270 occupied homes, shops, a nursery, café, allotments and community orchards and gardens. Tornagrain has been inspired by the architectural and planning traditions of Scotland and the Highlands, and will evolve into a vibrant market town with a population of approximately 12,500.



DESCRIPTION

The property comprises of a ground floor commercial unit within a two-storey detached block. The upper floor will be home to residential accommodation.

The unit is in shell condition and will require a full fit-out by the tenant. Incentives from the landlord may be available to assist.

ACCOMMODATION

The unit floor area extends to 842 sq. ft / 78.2 sq. m or thereby on a Gross Internal Basis (GIA).

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.

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

£13,000 per annum plus VAT.

LEASE TERMS

The property is offered for lease on a Full Repairing and Insuring (FRI) basis for a minimum period of 5 years.

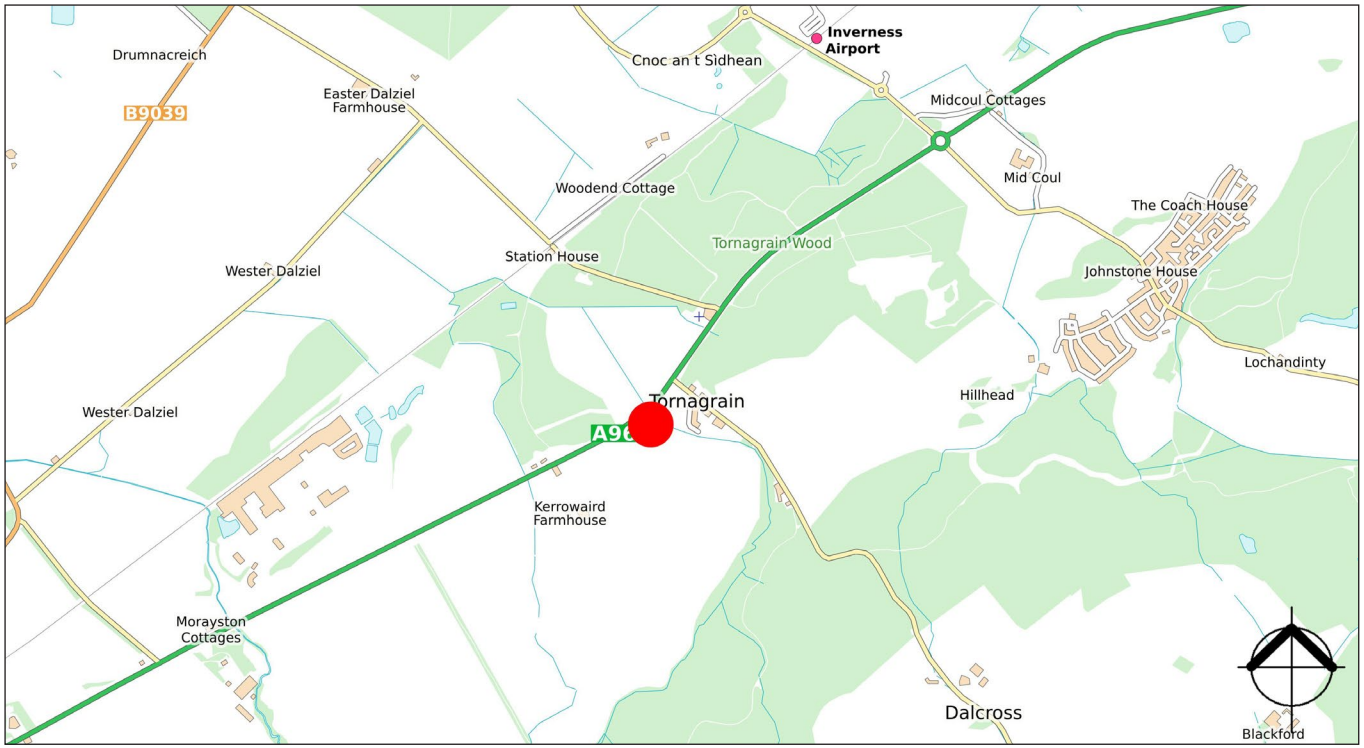
SERVICE CHARGE

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

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT is applicable on all aspects of this transaction.



EPC

On Application.

ENTRY

To be mutually agreed.

VIEWING

For further information or viewing arrangements please contact the agents:

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN
01463 236 977



To arrange a viewing please contact:



ANNA MASSIE
Chartered Surveyor
anna.massie@g-s.co.uk
07803 896 938



KENNY MCKENZIE
Director
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5. Date Published: October 2026

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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.