Ryden

# FOR SALE

## INDUSTRIAL INVESTMENT OPPORTUNITY & DEVELOPMENT LAND



HABOST
INDUSTRIAL
ESTATE
SOUTH LOCHS
ISLE OF LEWIS
HS2 9QB

ON THE INSTRUCTIONS OF HIGHLANDS & ISLANDS ENTERPRISE

SUITABLE FOR CLASS 4, 5 OR 6 USES

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# INDUSTRIAL INVESTMENT OPPORTUNITY & DEVELOPMENT LAND



## LOCATION

The subjects comprise the Habost Industrial Estate some 4 miles east of Balallan and lies approximately 13.5 miles south of Stornoway the principal port and town in the Western Isles.

## OPPORTUNITY

Our client is seeking offers for the asset as a whole but will also consider selling the land seperately from the industrial units.

## SALES PROCESS

Interested parties should register their interest with the sole selling agent and a closing date process will be instigated giving the parties sufficient time to formulate a bid. The main constituent parts of a bid will be a clear declaration on the subjects that are of interest and a proposed price along with any conditions that may require to be satisfied along with a timetable for completion. Proof of funding and source of funding will also be essential.

We would confirm that our clients are not bound to accept the highest nor indeed any offer received.

## DESCRIPTION

A series of four industrial units of 765 sqft each with adjacent development land extending to 1.576 acres (0.64 hectares). All are presently let on a range of lease terms with the total passing rent being £9,660 pa. One tenant has indicated their intention to vacate shortly.

## GUIDE PRICE

Available upon request.

## PLANNING

We are advised the site is zoned for uses falling within Classes 4, 5 & 6 of the Town and Country Planning (UseClasses) (Scotland) Order 1997. Interested parties should make their own enquiries to the Local Planning Authority.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction. VAT will be charged at the standard rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



HABOST
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ESTATE
ISLE OF LEWIS

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# GET IN TOUCH

Please get in touch with our agent for more details.


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