

Guide Price
£340,000
(Freehold)

Investment Unit Opportunity – Retail Unit with Office Space & Yard

High Street, Dingwall, Ross-Shire, IV15 9RU

asg commercial

Attractive period building

Great investment opportunity

High Street retail space of circa 205m²

Great investment opportunity

Incumbent retail tenant

Flexible high street office suite of circa 224m² - ready to use or let



Well finished offices

Offices sold with vacant possession

Car parking of around 390m²

Potential development site to the rear

Close to the heart of the new Green Freeport





DESCRIPTION

The subject is a substantial period property set over three floors. The ground floor is currently leased out to the incumbent tenant whilst the upper 2 floors of offices are currently vacant and ready for occupancy. The retail unit extends to around 205m² with the offices benefitting from an area of around 224m². The property has been well maintained in recent years and consequently is finished to a good decorative standard.

REASON FOR SALE

The property has been in the owner's family for over 60 years. It is now their intention to sell the business in order to retire.

TRADE

24 High Street is currently leased to Homestore with around 2 years left to run on the lease. It is intended to sell the property with the tenant in situ. Athole Court offices are currently vacant, offering the opportunity to either take occupation of the space or offer for lease.

LOCATION

Dingwall is located on the banks of the river Conon in Easter Ross-shire. With a population of circa 6,000 but a much higher catchment area, the wider area benefits from thriving agricultural, engineering, tourism and port related businesses. Dingwall is a centre of administration and as such is well provided for in terms of social, welfare and general services. The town has a long and established history, and the wider area has a great many attractions such as castles, distilleries and golf courses. However, many visitors just come to enjoy the beautiful countryside and hill walking. For those interested in field sports and fishing rural Ross-shire offers unparalleled experiences with some outstanding salmon and trout fishing. The Cromarty Firth and Moray Firth are popular venues for adventurous water sports with the many freshwater lochs in the region providing an outlet for a wide range of activities. The Moray Firth also attracts visitors because of the presence of dolphins and minke whales. Dingwall is approximately 14 miles from Inverness, a vibrant centre of tourism and commerce with excellent communication links (Rail and Airport).

THE PROPERTY

An attractive period property set over three-storeys is constructed from stone with pitched slate roof and dormer windows. The property has been extended to the rear which is constructed of rendered block with a flat membrane roof.

The property is arranged as follows:

Ground Floor Sales, storage, office and staff toilets have a combined area of around – 205m². The first and second floor offices, meeting room, tea prep and staff toilets have a combined area of around – 224m².

THE RETAIL UNIT

The retail unit benefits from being largely open plan, with a separate welfare area set to one side at the rear of the unit together with a good storage space. The back area has a large store, a secure office / store and two toilets, all contained within a floor area of around 33m². The front of the unit has a large full height picture window with a glazed door. Above the door there is excellent advertising space offering great branding opportunities.

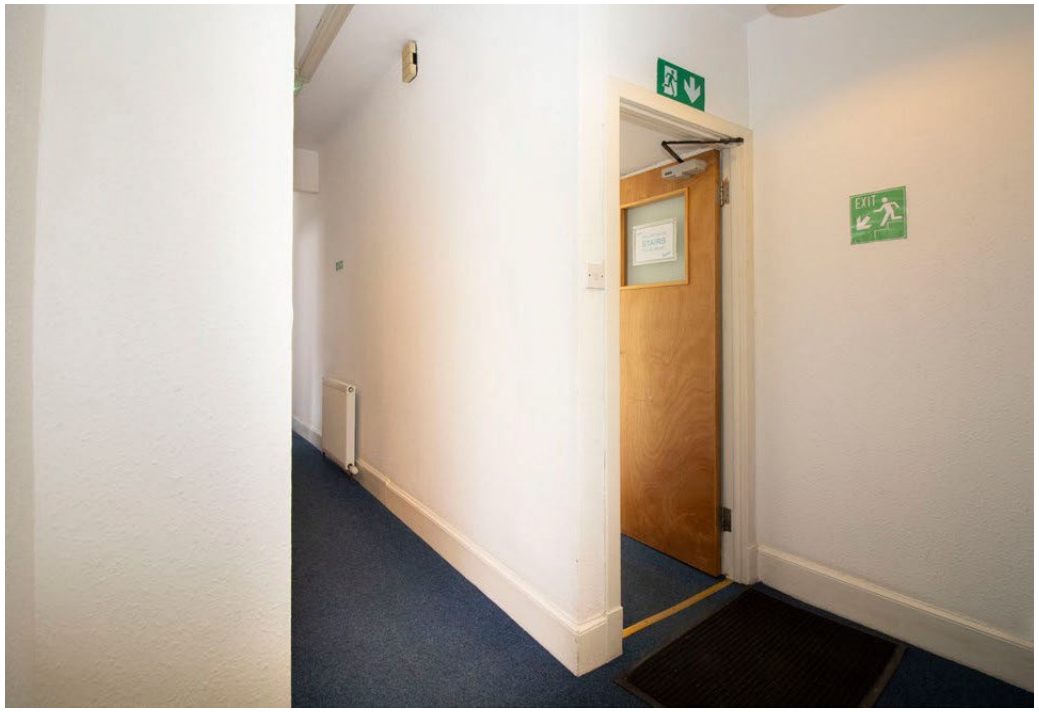
THE OFFICES – ATHOLE COURT

The recently painted offices are accessed directly from Athole Court, via an internal stair. At the top of the stairs, there is a further door before entering the main corridor area. To the front there are 3 offices of various sizes together with a kitchen / tea prep area. The staff toilets and the stair to the first floor are centrally located along the building and to the rear there is a further office with glass partition and a lovely large office / meeting room. On the second floor there is an office to the rear and 3 offices to the front, again with a staff toilet and storage cupboards located centrally. The offices are in great decorative order and provide a variety of different spaces, from single person to 5 /6 person spaces.

The offices are flexible and could be sub divided by adding locks to each office area or space, keeping the toilets and kitchen as common areas and allowing small companies to rent individual rooms.

GROUNDS

The retail unit is set within an impressive period property enjoying prominent roadside frontage onto the high street. Athole Court is accessed through a pend to the side of the shop, via a separate secure door. To the rear of the building there is useful off-road parking with an approximate area of 390m², accessed through the main town centre car park. Deliveries can be taken via the rear parking area directly to the back of house retail area. It is possible that parts of the car park could be developed to complement the existing provision. The buyer would need to verify that this would be possible with the statutory authorities.










OFFICES
TO LET





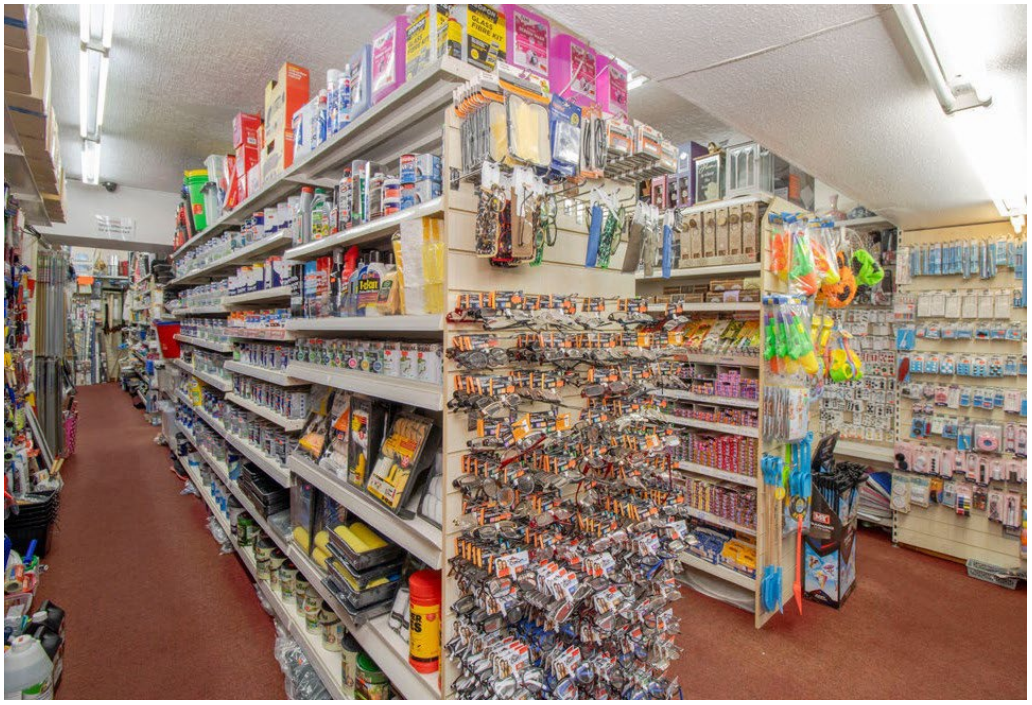









HOMESTORE
Tel: 01349 865568
Tel/Fax: 01349 866288
The Smiddy, Ormidale Place, Dingwall, IV15 9SJ





SERVICES

The property benefits from mains electricity, mains gas to the offices, mains water and drainage. The heating is provided by electric heaters located within the shop. Comms is available in the retail unit. Currently the office suite does not have a live comms connection, although it will have had one in the past.

ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.

PLAN

A location plan and floor internal plan are available from the selling agents.

EPC RATING

The EPC rating of No 24 High Street is G and the EPC of Athole Court is "G".



PRICE

A Guide Price of £340,000 is invited for the heritable property complete with goodwill, intellectual property and trade contents (according to inventory), excluding personal items.

DIRECTIONS

See map Insert. What3word reference is ///intention.clocked.giants

TITLE NUMBER

24 High Street has the title number ROS23741 and Athole Court is TBC.

BUSINESS RATES / COUNCIL TAX

The shop trading elements attract a business rate of £12,500 (as at April 2026) – Ref no. 03/09/390240/4. The office suite on the 1st and 2nd floors attract business rates of £10,000 (as at April 2026) – Ref no. 03/09/390242/8. It may be possible for the new owners to benefit from a discount under the Small Business Rates Relief scheme.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

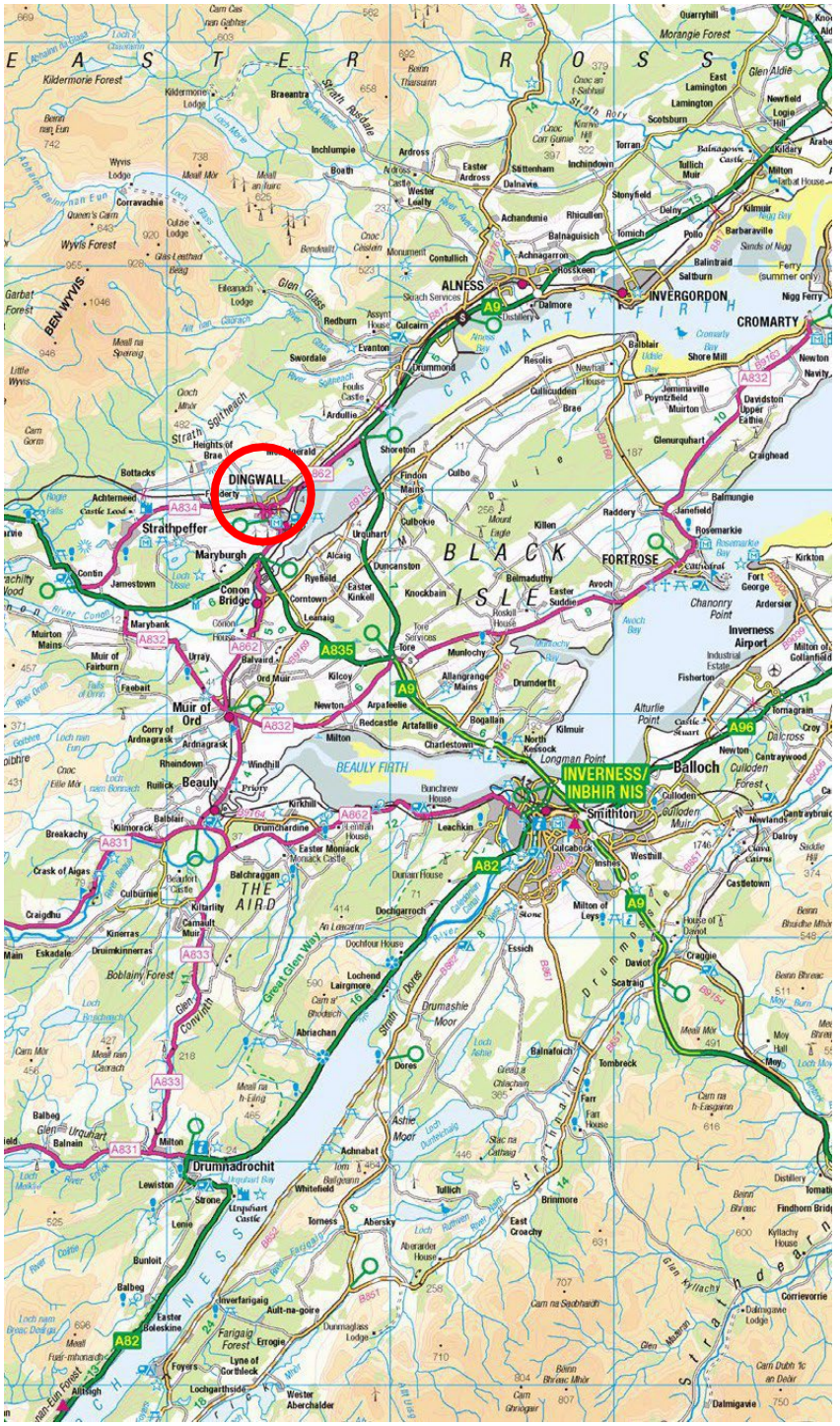
VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial, 1 Cromwell Road, Inverness
T: 01463 714757
E: admin@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



HOTELS
GUESTHOUSES
LICENSED
RETAIL
OFFICES
INDUSTRIAL
UNITS

1 Cromwell Road
Inverness
IV1 1SX

Telephone
01463 714757

B&B SALES SCOTLAND
www.bedandbreakfastsales.co.uk