

TO LET

RETAIL/OFFICE

GROUND FLOOR PROMINENT PITCH

PRIME LOCATION WITHIN
TAIN TOWN CENTRE

EXTENDS TO: 65 M² (700 FT²)

EASY CONNECTIVITY TO
MAIN A9 TRUNK ROAD

FRONTAGE INCLUDES LARGE WINDOW

RENT: £6,500 PER ANNUM

QUALIFIES FOR 100% RATES RELIEF

IMMEDIATE ENTRY AVAILABLE

MAY SUIT VARIOUS USES, STP



WHAT 3 WORDS

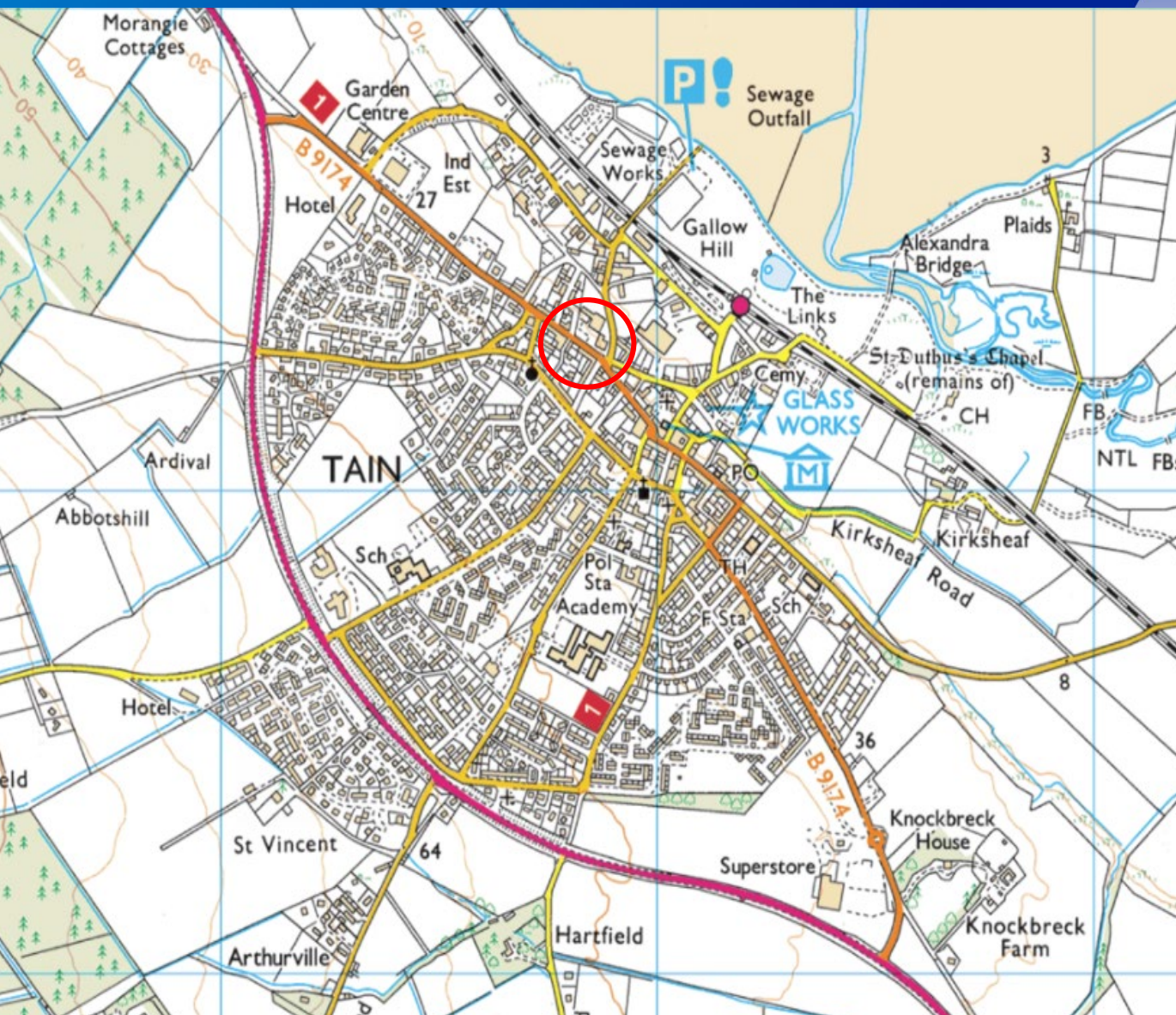


VIRTUAL TOUR

2 LAMINGTON STREET, TAIN, IV19 1DJ

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LOCATION

Tain is a thriving town located in the northeast Highlands of Scotland, offering a well-established base for commerce and tourism in the region. The town benefits from good transport links via the A9 trunk road, providing direct connections to Inverness to the southwest and Wick to the north. Regular bus services and a local railway station further enhance accessibility. Inverness lies approximately 34 miles to the southwest, with Aberdeen around 104 miles to the southeast.

Tain benefits from regular bus and rail services with a railway station on the Far North Line heading to Wick and Thurso. Both primary and secondary schools are located in the town as well as a links golf course, various boutique hotels and a selection of national and local traders found on the High Street.

The property is prominently and centrally positioned within the town centre on Lamington Street which connects to the main High Street and Tower Street. Lamington Street forms part of the main thoroughfare through the town centre and is also part of the B9174 which connects directly to the main A9 Trunk Road.

Neighbouring occupiers include R MacLeod & Son ironmongers, Silver Tide Fish and Chips, The Art Room, Audacia Accounting Ltd, Tain Co-operative and Harry Gow bakery.

DESCRIPTION

The subjects comprise a former post office counter more recently operated as a hairdressing salon forming part of the ground floor of a wider stone and slate detached building. The wider building is operated as a Royal Mail sorting office.

Internally the accommodation provides an open plan sales area with a store/office to the rear. In addition, there is also a staff toilet to the rear. Lighting is provided by suspended fluorescent strip lights. Heating is provided via recently renewed wall mounted electric panel heaters fitted throughout. The space benefits from a high ceiling height of 3.65 metres and large windows which provide a high level of natural light.

Double timber doors provide access into a small vestibule leading directly from Lamington Street.





FLOOR AREA

The unit extends to the undernoted approximate floor area:-

Ground Floor	65 m ²	700 ft ²
Total	65 m²	700 ft²

SERVICE CHARGE

A service charge is applicable to cover the cost of utilities and day to day repairs and maintenance of the common parts of the building. Details are available on request.

RATEABLE VALUE

The subject is currently listed in the Valuation Roll as follows:

POST OFFICE: **NAV/RV:£6,000**

PLANNING

Class 1A (Shops, Financial, Professional and Other services). The property may suit a range of other uses, subject to securing the appropriate planning use consent.

EPC

The property has a current EPC Rating of "G". The EPC Certificate and Recommendations Report are available on request.

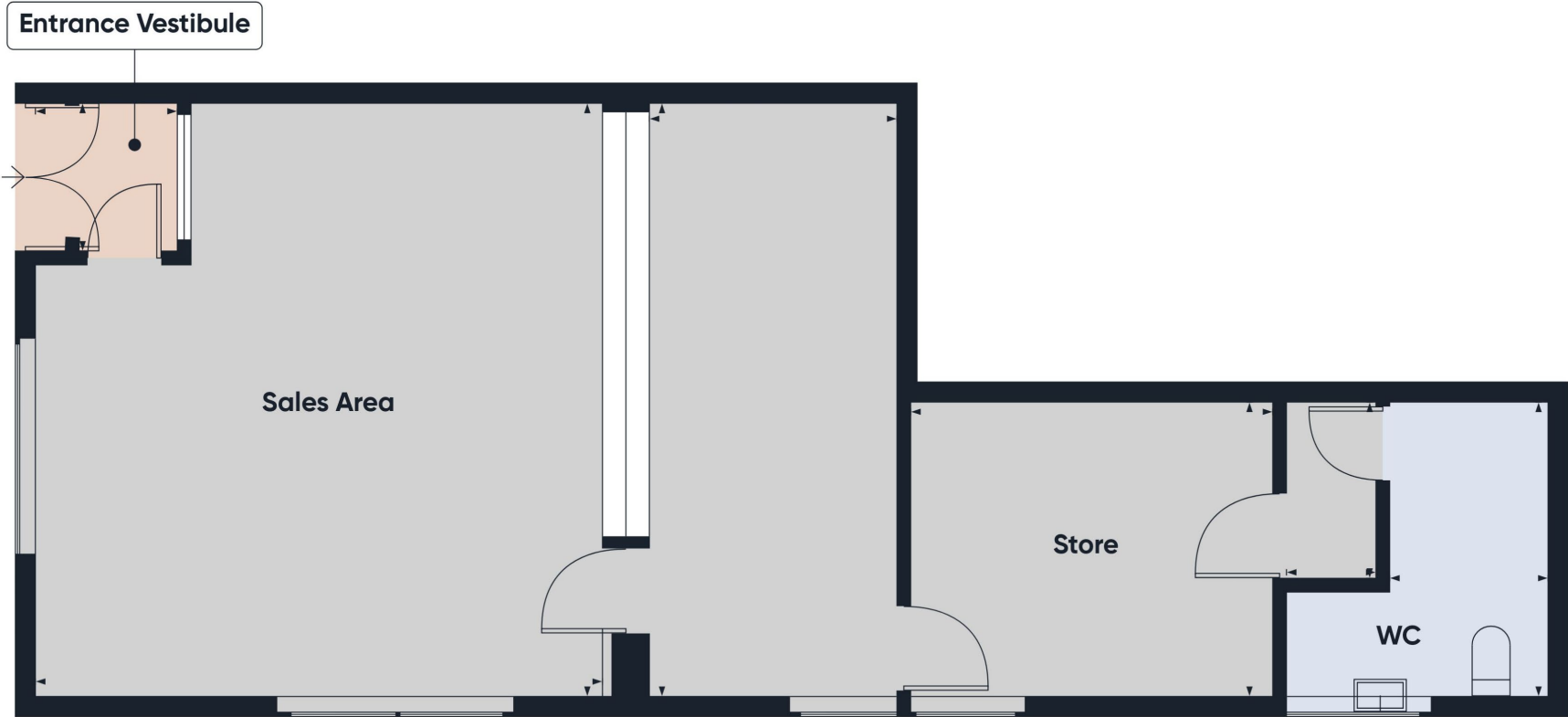
LEASE

The property is available To Let at a rental of £6,500 per annum on flexible lease terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: October 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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