



**ALLIED  
SCOTLAND**  
Chartered Surveyors

[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

Tel 01463 239494

# TO LET

## COMMERCIAL PREMISES

**DRUMNADROCHIT  
IV63 6UL**



- Brand new commercial units located adjacent to Drumnadrochit Health Centre
- Suitable for a variety of commercial uses falling under class 2 and class 4.
- Available to lease from £6,000 per annum
- Flexible lease terms available
- Pre-lets available

## DESCRIPTION

The subjects will comprise a detached commercial building of block construction beneath a pitched roof clad in slate. Internally, the property will be split into four separate units which will be finished to developers shell.

## LOCATION

The subjects are situated off the main A82 road in Drumnadrochit adjacent to the recently completed Drumnadrochit Health Centre. Drumnadrochit is a popular tourist village with a population of approximately 1,020 located on the shores of Loch Ness.

## ACCOMMODATION

The subjects are proposed to provide 310.7 sq m (3,345 sq ft) comprising the following:

Ground Floor:

Suite 1 – 78.6 sq m (846 sq ft)

Suite 2 – 103.7 sq m (1,117 sq ft)

First floor:

Suite 3 – 62.1 sq m (668 sq ft)

Suite 4 – 66.3 sq m (714 sq ft)

## SERVICES

The property will have connections to mains water, drainage and electricity.

## RATES

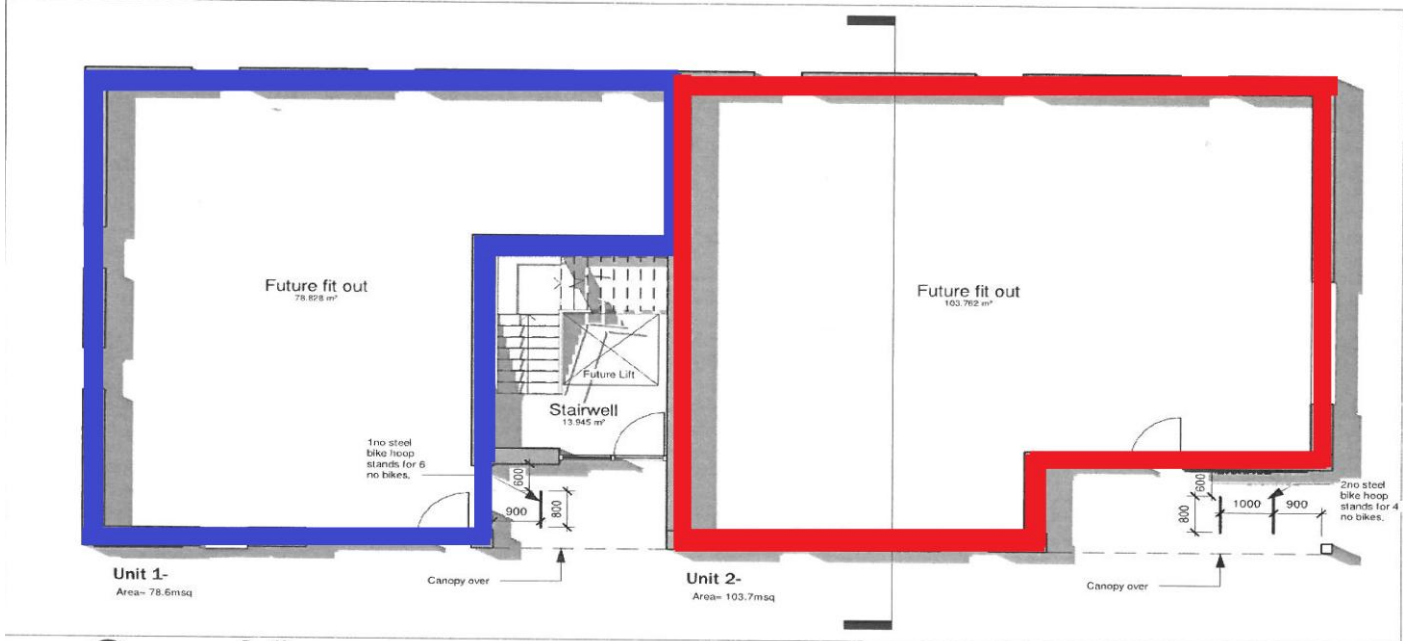
The subjects require to be assessed prior to occupation.

## LEASE TERMS

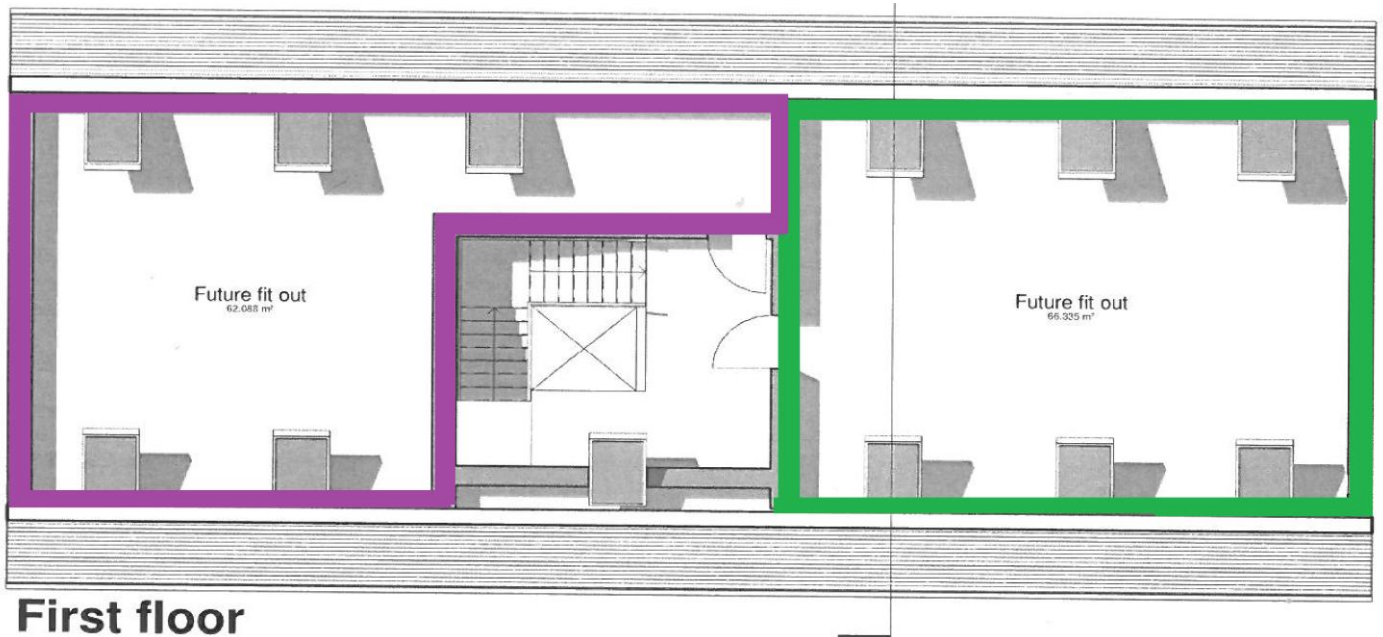
A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.



## PROPOSED FLOOR PLANS



### Ground floor



### First floor

#### VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray/Cydney Risko at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

INVERNESS

IV2 6AA

T: 01463 239 494

Email: [Andy.gray@alliedsurveyorsscotland.com](mailto:Andy.gray@alliedsurveyorsscotland.com)

Email: [cydney.risko@alliedsurveyorsscotland.com](mailto:cydney.risko@alliedsurveyorsscotland.com)