



# To Let

## Retail/Catering Unit

AVAILABLE NOW

**Dingwall Station, Station Road,  
Dingwall  
IV15 9PZ**

**80,154+**  
**ANNUAL STATION FOOTFALL\***

### Description:

The available property comprises a Retail / Catering Unit prominently located at the front entrance to the station. The unit benefits water, drainage and 100-amp metered power supply.

### Location:

Dingwall railway station serves Dingwall, Scotland. It is located just south of the junction of the Far North Line and the Kyle of Lochalsh Line. It has a fine station building on the northbound platform with a large glazed canopy. There is a car park and a lattice footbridge over to the southbound platform.

*\*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 80,154 for 2019/2020.*

**station  
spaces**





### Property:

The premises comprise a retail / catering unit prominently located at the front entrance to the station. The net internal floor area is as follows.

### Unit size:

Ground Floor: 44 sq. m. / 469 sq. ft.

### Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

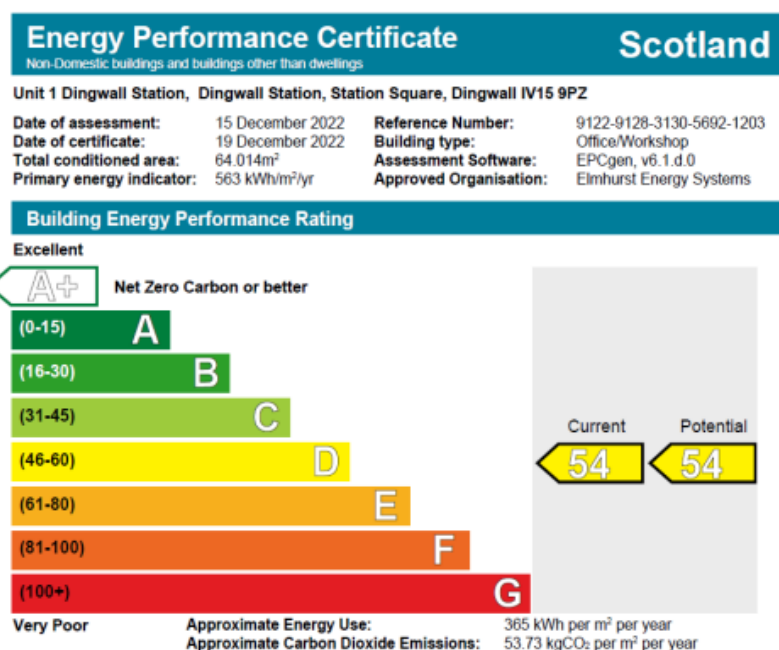
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



**For further details relating to this opportunity, please contact:**

**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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