

# TO LET

## Blar Mhor Health Centre, Caol FORT WILLIAM PH33 7AQ

ON THE INSTRUCTIONS OF



**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

### LOCATION

The subjects form part of the Blar Mhor Health Centre some two miles north of the town centre and adjacent to the local High School and surrounding residential area.

### DESCRIPTION

The subjects comprise a ground floor unit to basic shell specification and forms part of a modern two storey building of a mixed stone facade tin profile pitched roof.

### ACCOMMODATION

The property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Ground	116.32 m <sup>2</sup>	1,252 ft <sup>2</sup>



### RATES

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The subjects will require to be reassessed for rating purposes.

RATEABLE VALUE

To be reassessed

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

### LEASE DETAILS

The premises are held on a full repairing and insuring lease expiring November 2027 which is subject to rent reviews as at 14th December 2013 and three yearly intervals thereafter.

### RENT

Upon application.

### EPC

EPC rating = C.

EPC Certificate available upon request.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

### VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

### VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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