



Our Ref- AWR

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**Deputy Associate: JILL FRANKS**

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**John J. Rogers: JILL FRANKS**  
**Donald E. Tapp: JILL FRANKS**  
**John P. Smith: JILL FRANKS**

Dear Sir

**5 MacGregor's Court, Dingwall, IV15 9HS**

We refer to your recent instructions and confirm that Alexander W Rennie, BLE MRICS acting as external valuer, inspected the subject site on 13<sup>th</sup> July 2010. For the avoidance of doubt, Alexander W Rennie, BLE MRICS has the necessary experience to undertake this instruction.

We would confirm that no conflict of interest arises as a result of our acceptance of these instructions.

The subject under consideration comprise a detached one storey and attic office premises situated at the rear of Dingwall High Street. The subjects comprise office accommodation over the ground floor with attic storage. We understand there are 2 dedicated car parking spaces also as part of the demise.

The valuation of the property has been prepared in accordance with the Valuation Standards as published by the Royal Institution of Chartered Surveyors to determine market rent with vacant possession. Market rent is defined as;

The estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

We are of the opinion that the current Market Rent for the property as at 13 July 2010, may be stated as being in the sum of:

**£5,000 per annum exclusive**

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FRASERBURGH  
GLASGOW  
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DECLASSIFIED BY SURVEY CENTRE CULTURE  
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JAMES H. JONES  
 CHAIRMAN  
 FUTURE  
 FORTRESS  
 SLAUGHTER  
 SACRIFICE  
 SILENCE

1. **NAME** \_\_\_\_\_  
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 3. **CITY** \_\_\_\_\_  
 4. **STATE** \_\_\_\_\_  
 5. **ZIP** \_\_\_\_\_  
 6. **PHONE** \_\_\_\_\_  
 7. **DATE** \_\_\_\_\_