



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

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[www.gs-cs.co.uk](http://www.gs-cs.co.uk)

## TO LET/MAY SELL

### 14 CARSEGATE ROAD, INVERNESS

SHOWROOM (1266 FT<sup>2</sup>)

WORKSHOP (875 FT<sup>2</sup>)

YARD (0.35 ACRE)

AVAILABLE AS A WHOLE SITE



# 14 CARSEGATE ROAD INVERNESS



## LOCATION

Carsegate Industrial Estate is located on the western side of Inverness and lies within easy reach of all main arterial routes and the city centre. The trading estate is well established and is host to a healthy mix of both local and national occupiers including, Inverness Tyre Service, Ashley Ann, G & A Barnie, Bar-tec and Dulux Decorator Centre. Inverness lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh and 160 miles north of Glasgow and has a resident population in excess of 65,000.

## DESCRIPTION / ACCOMMODATION

Showroom : Detached single story modern showroom unit extending to 1266 ft<sup>2</sup> (117.6 m<sup>2</sup>). Comprising main showroom, office, kitchen/staffroom & toilet with oil fired under-floor heating system.

Workshop : Detached single story workshop extending to 875 ft<sup>2</sup> (81.3 m<sup>2</sup>). Comprising workshop & toilet with oil fired central heating.

Yard Area : Level Tarmacadamed yard with palisade security fencing

The areas may be summarised as follows:-

Showroom	117.6 M <sup>2</sup>	1266 FT <sup>2</sup>
Workshop	81.3 M <sup>2</sup>	875 FT <sup>2</sup>
Yard	1416.4 M <sup>2</sup>	0.35 Acres
Entire Site	2200 M <sup>2</sup>	0.54 Acres



## SERVICES

Mains connections to water, electricity and drainage. The property is heated by means of an oil fired under floor heating system in the showroom and "wet" radiators in the workshop.

## RATES

The subjects are listed in the current Valuation Roll as follows;

NAV / RV:- £17,750.

## RENT

Offers over £50,000 per annum.

## PRICE

Our client may consider selling their Head Lease interest. Price on application.

## LEASE

Alternatively, the subjects are available to Sub-Lease in whole or part. Please contact the Agents for further details.

## COSTS

The incoming occupier shall be responsible for our Client's reasonably incurred legal costs including LBTT, Registration Dues and VAT thereon.

## VAT

All figures are quoted exclusive of VAT, which will be added at the standard rate.

## ENTRY

Immediate entry is available subject to completion of legals.

## FURTHER INFORMATION/VIEWING

Please contact the marketing agents:-

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