



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

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TO LET

**1A LOTLAND PLACE,
INVERNESS, IV1 1PB**

COMMERCIAL YARD



- RENT: £7,800 ex VAT
- SHARED PARKING AND DELIVERY ACCESS
- PROMINENT LOCATION
- NEIGHBOURS INCLUDE SPEEDPRINT, NPOWER RENEWABLES, CR SMITH GLAZIERS, TURNER HIRE DRIVE ETC.

1A LOTLAND PLACE INVERNESS



LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000 and a geographical shopping catchment area spanning 10,000 sq miles, with a potential catchment population of 350,000. The subjects are located on Lotland Place, a short distance from the junction with Harbour Road in the Longman area of Inverness.

DESCRIPTION

The property comprises a rectangular shaped yard. The site is level and has been hardcore and gravel surfaced and enclosed by steel security fencing and concrete block harled walls. Mains water, drainage and electricity are all available.

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £5,400. The uniform business rate for commercial premises in Scotland is 47.1p in the pound for the financial year 2014/2015, for rateable values under £35,000, excluding water and sewerage charges.

LEASE TERMS

The property is available to lease on full repairing and insuring terms by way of a Sublease or assignment of the remainder of the existing lease. An extension of the lease term or a new lease may be available subject to negotiation with the landlord.

RENT

£7,800 excluding VAT

VAT

This will be payable on the rent at the prevailing rate

ENTRY

Immediate entry is available upon conclusion of all legal formalities.

LEGAL COSTS

The assignee/sub tenant will be responsible for SDLT and registration dues as appropriate. Each party will be responsible for their own legal costs incurred in connection with the transaction.

FURTHER INFORMATION

Strictly by appointment through the sole agents:-

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