



# 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

**42 SEAFIELD ROAD, INVERNESS, IV1 1SG**

**COMMERCIAL UNIT**



- RENT: £10,000 + VAT PA
- TOTAL FLOOR AREA: 77.3 m<sup>2</sup> (832 SQ FT)
- SHARED PARKING AND DELIVERY ACCESS
- PROMINENT LOCATION VISIBLE FROM A9 TRUNK ROAD
- NEIGHBOURS INCLUDE HIGHLAND INDUSTRIAL SUPPLIES (HIS)  
NORTHERN IRON MONGERY DISTRIBUTIONS, DAF, LIFESCAN



## 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 Seafield Road fronting onto Longman Road which is an arterial route between the city centre and the main trunk road interchanges. Nearby occupiers include Highland Industrial Supplies (HIS), Northern Ironmongery Distributions and Lifescan.

## DESCRIPTION

The subjects comprise two semi detached commercial units of concrete block construction with a pitched profile metal clad roof. The accommodation comprises ground floor area together with mezzanine storage area/office and toilet facilities. Delivery access is provided at the front of the property. The property benefits from a car park which is shared with the neighbouring unit.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the following gross internal areas for the subjects:-

Ground Floor	64.3 M <sup>2</sup>	692 FT <sup>2</sup>
Office	13.0 M <sup>2</sup>	140 FT <sup>2</sup>
GIA	77.3 M <sup>2</sup>	832 FT <sup>2</sup>

## RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £8,100. The uniform business rate for commercial premises in Scotland is 46.6p in the pound for the financial year 2017/2018, for rateable values over £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 assignation 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

£10,000 plus VAT per annum.

## VAT

This will be payable on the rent at the prevailing rate.

## PLANNING

The property benefits from Class 4, 5 & 6 consent.

## ENTRY

Immediate entry is available upon conclusion of all legal formalities.

## LEGAL COSTS

The assignee/sub tenant will be responsible for LBTT 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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