



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

INDUSTRIAL UNIT TO LET

UNIT 10
CARSEGATE ROAD SOUTH
INVERNESS
IV3 8LL
RENT : **£8,400 p.a.**



- COMMERCIAL UNIT EXTENDING TO 97.72m² (1,052ft²)
- PRIME LOCATION, NEIGHBOURS INCLUDE - G & A BARNIE, BAR-TEC, FINNIES, INVERNESS TYRE SERVICE, ASHLEY ANN, NORSCOT, DMH, ANDERSON CLARK

Tel. 01463 718719

www.gs-cs.co.uk

UNIT 10, CARSGATE ROAD SOUTH INVERNESS IV3 8LL



LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. It also has the biggest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population of 350,000. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors. The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen road, the A9 Perth road and the A82 Fort William road. Carsgate 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 Barrie, 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

The subjects comprise a single storey modern commercial unit extending to 97.72 m². The subjects are currently occupied by Inverness Autospray and are utilised for Industrial Purposes. Please note, the metal clad spray building is not included, and is to be removed by the current tenant.

SERVICES

Mains water and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

The premises are listed in the current Valuation Roll with a NAV/RV at £5,100. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification.

LEASE DETAILS

The subjects are available to Lease. Please contact the Agents for further details.

RENT

The rent for the subject is £8,400 per annum.

ENTRY

Immediate entry is available subject to completion of legal.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of Land & Building Transaction Tax (LBTT), registration dues and any VAT thereon.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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