



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

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TO LET **OFFICE PREMISES**

**HIGHLAND HOUSE,
20 LONGMAN ROAD, INVERNESS**

ACCOMMODATION RANGING FROM 11.98 FT²(129 FT²) TO 26.48 M² (285 FT²)

ON THE INSTRUCTIONS OF NETWORK RAIL INFRASTRUCTURE LTD



LOCATION

Situated adjacent to the main dual carriageway access road leading from the A9 to Inverness City Centre, the property is located in a mixed commercial area within easy walking distance of the city centre. Current occupiers include New Start Highland, Raijin Martial Arts and Capital Taxis. Surrounding occupiers include Simply M&S/BP petrol station, Imo car wash, Kwik Fit and restaurant/takeaway premises Lorimers.

DESCRIPTION

The subjects comprise first floor offices within a traditional building of stone and slate construction.

ACCOMMODATION AND RENTAL

The accommodation, internal floor area and rent may be summarised as follows:-

Room	Floor Area (M ²)	Floor Area (FT ²)	Asking Rent (PA)
Unit 7a	20.07 M ²	216 FT ²	£1500
Unit 12 (2)	11.98 M ²	129 FT ²	£900
Unit 12 (3)	26.48 M ²	285 FT ²	£1600

RATES

The premises are listed in the current Valuation Roll as follows:

Room	Rateable Value
Unit 7a	£1650
Unit 12 (2)	£900
Unit 12 (3)	£1600

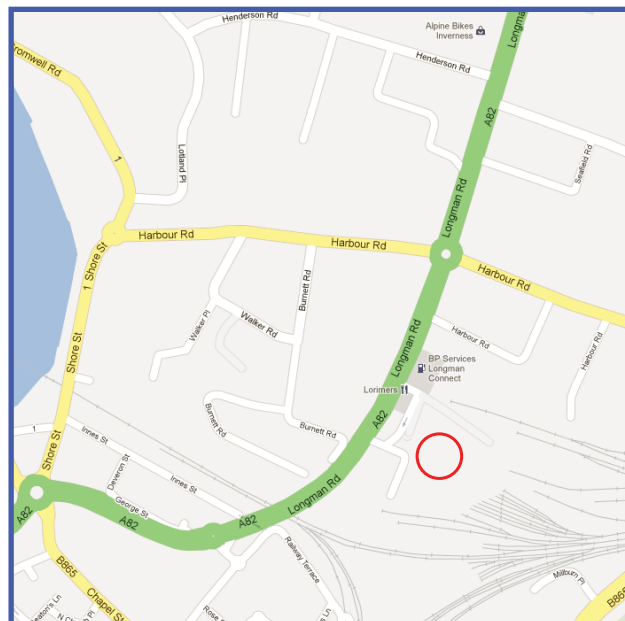
The Uniform Business Rate for commercial premises in Scotland is 46.6 pence in the pound for the financial year 2017/18, although, properties with a rateable value in excess of £51,000 are required to pay a supplement of 2.6 pence on the poundage rate.

ENTRY

Entry is available with immediate effect.

SERVICES

The property is connected to mains supply water, electricity and gas. Drainage is assumed to be to the main sewer. The property benefits from gas central heating and lighting is predominantly fluorescent strip light fittings.



TERMS/ LEGAL FEES

The units are available to lease on the basis of a Network Rail 12 month license, which will renew annually unless otherwise terminated by either party.

DEPOSIT/RENT/SERVICE CHARGE

A deposit amounting to 3 months rental will require to be paid in advance on or before the date of entry. This deposit will be held in a Non Interest bearing account and refunded on the termination license, subject to all tenant obligations having been met.

A Service Charge is also payable monthly in advance in respect of the common facilities, utilities and electricity which is separately sub metered.

VAT

All prices are quoted exclusive of VAT which will be payable at the prevailing rate.

FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents:-

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