

01463 718719 www.gs-cs.co.uk

MRG (UK) LTD

CONTRINEX

HIGHLAND HOUSE

JOHN C

Builders & Joiners

Tel: (01463

TO LET

OFFICE PREMISES

HIGHLAND HOUSE, 20 LONGMAN ROAD, INVERNESS

ACCOMMODATION RANGING FROM 9.9 $M^2(107 FT^2) TO 34.7 M^2 (373 FT^2)$







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 (sq m)	Floor Area (sq ft)	Asking Rent
7A	20.1	216	£1,500
7B	9.9	107	£800
8	21.6	233	£1,500
12(3)	26.5	285	£1,700
12(5)	34.7	373	£2,500

RATES

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

Room	Rateable Value
7A	£1,650
7B	£800
8	£1,650
12(3)	£1,600
12(5)	£2,100

The Uniform Business Rate for commercial premises in scotland is 48.0 pence in the pound for the financial year 2018/19, although, properties with a rateable value in excess of £51,000 are required to pay a supplement of 2.1 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 anually 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 seperately 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: -

Willem Stewart | ws@gs-cs.co.uk Tel: 01463 718719 | Fax: 01463 710712

Grant Stewart Chartered Surveyors

Ness Mews, Ardross Place, Inverness, IV3 5BY www.gs-cs.co.uk



Disclaimer: Messrs Grant Stewart CS Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- May 2019