

Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

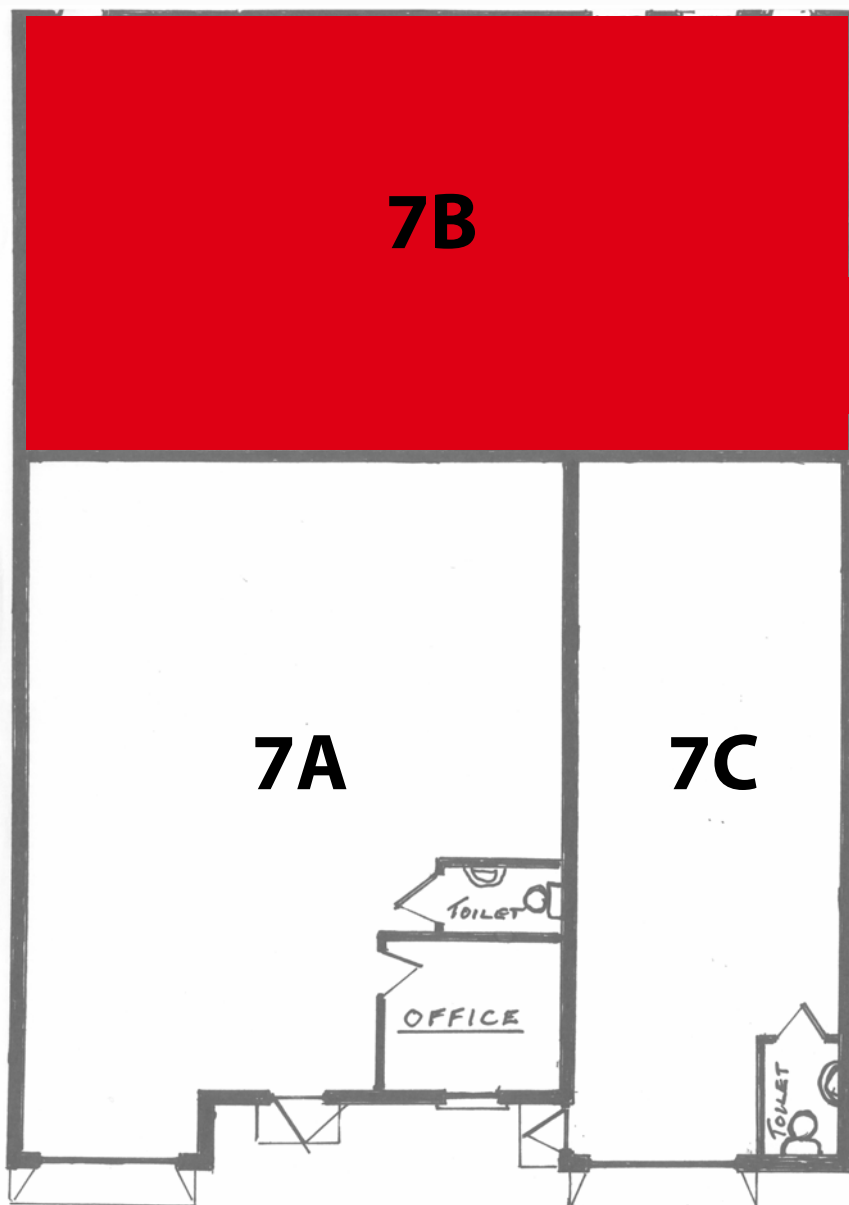
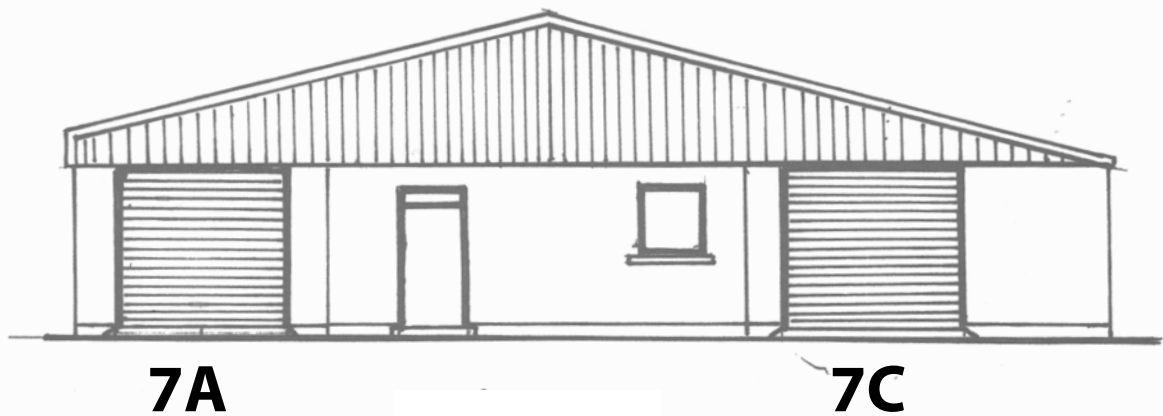
7A, 7C Henderson Road, Inverness, IV1 1SN

COMMERCIAL UNIT / OFFICE / STORE



- RENT: 7A - £18,000 p.a | 7C - £9,950 p.a (all rent plus VAT)
- SHARED DELIVERY & ACCESS
- NEIGHBOURS INCLUDE: GLOBAL GROUP, MACGREGOR INDUSTRIAL SUPPLIES, TOOL STATION, TISO

7A & 7C HENDERSON ROAD INVERNESS



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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 Seafeld 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 a commercial unit of concrete block construction with a pitched profile metal clad roof. The accommodation is as follows. Office, stores, staff room & toilets.

ACCOMMODATION

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

7A	167.2 M ²	1800 FT ²
7C	90.0 M ²	969 FT ²

RATEABLE VALUE

The subjects are listed in the current Valuation Roll with a NAV/RV as follow:

7A - £13,500
7C - £6,200

The uniform business rate for commercial premises in Scotland is 46.6p in the pound for the financial year 2017/2018.

LEASE TERMS

The units are available to lease on full repairing and insuring terms by way of a New Lease.

RENT / DEPOSIT

7A - £18,000 per annum + £4,500 Deposit
7C - £9,950 per annum + £2,487.50 Deposit

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 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 a lease in excess of 3 years. In respect of a license agreement of 1 to 3 years, the incoming occupier will be responsible for the costs in relation to the preparation and execution of the license agreement amounting to £350 plus VAT.

FURTHER INFORMATION

Strictly by appointment through the joint agents:-

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