



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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42a SEAFIELD ROAD, INVERNESS, IV1 1SG
RENT: £15,000 + VAT PA

- COMMERCIAL UNIT - 131.12 m² (1,411 ft²)
- 8 PARKING SPACES
- SUITABLE FOR A VARIETY OF USES
- PROMINENT LOCATION ON SEAFIELD ROAD

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.

Specifically, 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 a ground floor, commercial unit within a Semi detached, single storey building of steel frame and concrete block and profile metal sheet cladding. The roof is pitched and clad with profile metal sheeting. The unit includes a newly fitted roller shutter door and 8 parking spaces.

ACCOMMODATION

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

Warehouse	119.93 M ²	1,291 FT ²
Office	8.13 M ²	88 FT ²
Toilet	3.06 M ²	33 FT ²
GIA	131.12 M ²	1,411 FT ²

RENT

The subjects are available to rent at £15,000 plus VAT per annum.

RATEABLE VALUE

The rateable value will require to be assessed upon occupation. Please contact the marketing agents for further details. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2018/2019, excluding water and sewerage charges.

SERVICES

The subjects have mains connections to water, electricity and drainage.

VAT

The property is VAT elected, therefore VAT will be charged on the rent.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

ENTRY

Immediate entry is available subjects to conclusion of legal missives.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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