



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

**TO LET**

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)  
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**42a SEAFIELD ROAD, INVERNESS, IV1 1SG**

**RENT: YEAR 1: £17,000 + VAT**

**YEAR 2: £18,000 + VAT**

**YEARS 3 - 5: £19,000 + VAT**

- COMMERCIAL UNIT - 172.46 m<sup>2</sup> (1,856 ft<sup>2</sup>)
- POTENTIAL SUBDIVISION AVAILABLE
- 8 PARKING SPACES
- SUITABLE FOR A VARIETY OF USES
- RENTAL INCENTIVES AVAILABLE

**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 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:-

Front Warehouse	119.93 M <sup>2</sup>	1,291 FT <sup>2</sup>
Rear Warehouse	40.31 M <sup>2</sup>	434 FT <sup>2</sup>
Office	8.13 M <sup>2</sup>	88 FT <sup>2</sup>
Toilet	3.06 M <sup>2</sup>	33 FT <sup>2</sup>
GIA	172.46 M <sup>2</sup>	1,856 FT <sup>2</sup>

**RENT**

The subjects are available to rent at £19,000 plus VAT per annum. Year 1 will be discounted to £17,000 plus VAT and Year 2 will be discounted to £18,000 plus VAT for a minimum 3 year Lease Agreement.

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll with a rateable value of £10,750. 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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