



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

COMMERCIAL PREMISES

- GROUND FLOOR ACCOMMODATION, EXTENDING TO 532.8 m² (5,735 ft²)
- SUITABLE FOR STORAGE, WAREHOUSE, TRADE COUNTER
- CORNER SITE EXTENDING TO 1,452 sq yards (0.3 acre)

TO LET

**7 BURNETT ROAD
INVERNESS
IV1 1TF**

RENT £45,000 PER ANNUM

LOCATION

Inverness is the commercial and business centre for the Highlands of Scotland and is the focal point for a diversifying and expanding range of businesses and services. The subjects have excellent accessibility to main routes such as the A9/A96 Trunk Road networks and enjoy easy access to Inverness City Centre and Inverness Airport. The property is situated on a highly prominent corner site at its junction to Walker Road. Burnett Road is accessible from Harbour Road which is the prime thoroughfare within the Longman Industrial Estate. Nearby occupiers include a wide variety of national and established local traders including; Williamson Group, Screwfix, Yesss Electrical, Halfords, B&Q and Wickes.

DESCRIPTION

The subjects comprise a detached industrial building with secure yard, which is suitable for a variety of uses, formerly occupied by Rearo Laminates Ltd. The total site area extends to approximately 1,452 square yards (0.3 acre) and has the benefit of access from Burnett Road and Walker Road. The building has two overhead doors (front and rear elevations; 3.9m x 2.5m and 4.25m x 5.0m respectively) and a 4.6m eaves height. The building is of concrete block wall construction with insulated steel profile sheet roof.

ACCOMMODATION

The open plan accommodation extends to approximately 532.8 m² (5,735 ft²). Internally, the property is over 30m long and circa 17.5m wide. The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice. There is also an external store which measures approximately 5.8m x 5.5m. The parking, yard and circulation areas have been finished in tarmac.

SERVICES

The subjects are connected to mains supplies of water and electricity whilst drainage is to the main sewer.

RATES

The premises are listed in the current Valuation Roll with a Rateable Value of £31,750. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2020/2021, for rateable values under £51,000, excluding water and sewerage charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

LEASE TERMS / RENT

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed. The annual rent payable shall be £45,000 excluding VAT. For the avoidance of doubt, VAT is not payable on the rent.

ENTRY

Early entry is available, by agreement.

FURTHER INFORMATION

Strictly by appointment through the sole agents:-

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