



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS



TO LET **OFFICE PREMISES**

**NESS MEWS
ARDROSS PLACE
INVERNESS
IV3 5BY**

RENT: £12,000 p.a.



- FULLY FURNISHED, MODERN FIRST FLOOR OFFICE.
- PRIME LOCATION, CENTRALLY POSITIONED.
- ACCOMMODATION EXTENDING TO 54.1M² (582ft²)

NESS MEWS, ARDROSS PLACE INVERNESS, IV3 5BY



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 Premises is located on the Riverside, close to the City centre.

DESCRIPTION

The subjects comprise a separately accessible modern, fully furnished first floor office suite built in 2005, suitable for 4-6 people located in the city centre of Inverness. Ancillary accommodation includes shared kitchen & toilet facilities with disabled toilet on ground floor. The Premises are fully double glazed, have Cat2 lighting and perimeter Cat 5 trucking, with 6 work station connections on the first floor already in situ with both network and telephone points all to a 24 port patch panel in a server cabinet. In addition there is an intruder alarm with access code panels on both floors.

SERVICES

Mains water, Gas and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

The Premises are listed in the current Valuation Roll with a NAV/RV at £7,200. 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 £35,000, excluding water and sewerage charges.



LEASE TERMS

Flexible lease terms are available for a minimum period of one year. Further details are available upon application to the marketing agents.

RENT

£12,000 per annum. The rent includes electricity, gas central heating, cleaning. The Tenant will be responsible for business rates and water charges.

Short term Let's may be considered on a weekly or monthly basis on application.

VAT

All figures quoted are exclusive of VAT, which will be added at the prevailing rate.

ENTRY

The subjects are available for early entry.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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