



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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GF OFFICES & WORKSHOP, 24 CARSEGATE ROAD, INVERNESS, IV3 8EX

- COMMERCIAL OFFICES, WORKSHOP & YARD
- NIA - 186.80 M2 (2,011 FT²) APPROX
- SUITABLE FOR A VARIETY OF USES

RENT: £30,000.00 PA



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.

Carsegate Industrial Estate is located on the western side of Inverness and lies within easy reach of all main arterial routes and the city centre. The trading estate is well established and is host to a healthy mix of both local and national occupiers.

DESCRIPTION

The subjects comprise ground floor offices & a workshop within a detached two-storey commercial building of steel portal frame and concrete block construction, with profile metal cladding to the upper walls and roof. The roof is pitched and clad with insulated profiled metal sheets. The property benefits from a roller shutter door providing vehicular access to the workshop, and a level yard area of mixed tarmac and hardcore surfacing suitable for parking and loading.

ACCOMMODATION

The ground floor premises has a Net Internal Area of 186.80m² (2,011 ft²). The accommodation can be summarised as follows:- Offices, Workshop, Store, Kitchen/Staff Room and Toilet.

SERVICES

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

RATEABLE VALUE

The subjects are listed in the current Valuation Roll with a Rateable Value of £20,250. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, for rateable values under £51,000, excluding water and sewerage charges.

RENT

The subjects are available to rent at £30,000 excluding VAT per annum.

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 subject to conclusion of legal missives.

FURTHER INFORMATION

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

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