



**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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**UNIT 1 / UNIT 10, CARSEGATE ROAD SOUTH, INVERNESS, IV3 8LL**

- COMMERCIAL WORKSHOP / STORAGE / OFFICE SPACE
- SPACE AVAILABLE FROM 140.67 M<sup>2</sup> (1,514 FT<sup>2</sup>)
- SUITABLE FOR A VARIETY OF USES

**RENT: FROM £12,000.00 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 two single storey, end terraced commercial units within a detached terraced commercial building of steel portal frame and concrete block construction. The roof is pitched and clad with insulated profiled metal sheets.

## ACCOMMODATION

Unit 1 - 140.67 m<sup>2</sup> [1,514 ft<sup>2</sup>] (Approx)  
Unit 10 - 145.28 m<sup>2</sup> [1,564 ft<sup>2</sup>] (Approx)

Both units provide ample storage, workshop and office accommodation.

## SERVICES

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

## RATEABLE VALUE

Unit 1 is listed in the current Valuation Roll with a Rateable Value of £6,400. Unit 10 is listed in the current Valuation Roll with a Rateable Value of £5,500. 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

Unit 1 - £12,000 per annum / Unit 2 - £12,000 per annum ex VAT

## LEASE TERMS

The subjects are available as a whole or in part, and 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

Entry is available from February 2026, subject to conclusion of legal missives.

## FURTHER INFORMATION

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

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