



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS



**ALLIED
SURVEYORS**

TO LET

**UNIT 3, CROMWELL
BUILDINGS, LOTLAND
STREET, INVERNESS, IV1 1ST**

GIA: 171.0 m² (1,841 ft²)

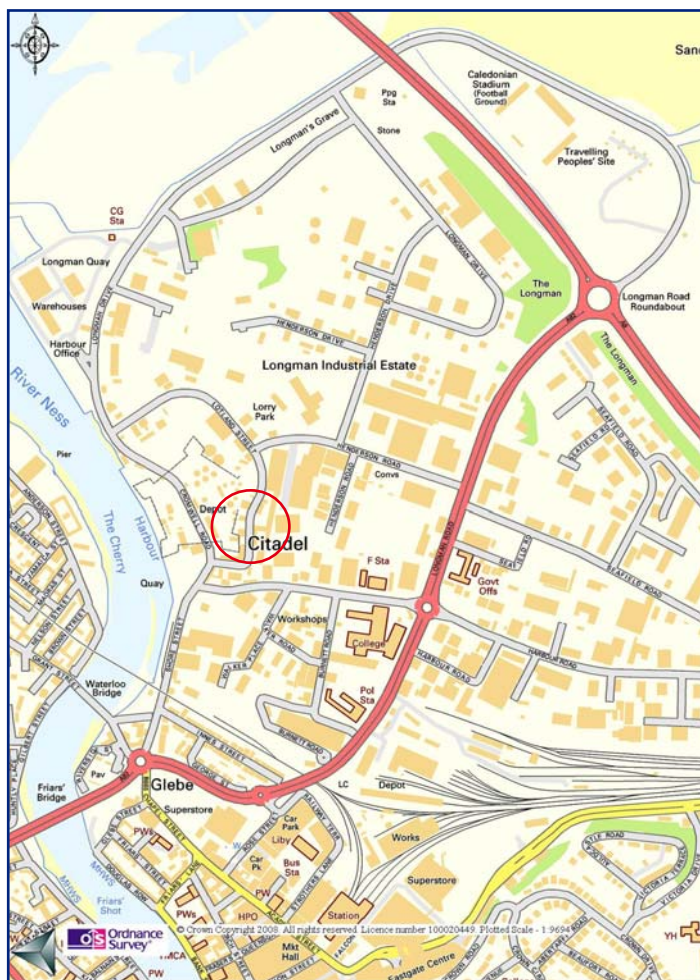
RENT: £15,000 per annum



INCENTIVES AVAILABLE



UNIT 3, CROMWELL BUILDINGS, LOTLAND STREET, INVERNESS, IV1 1ST



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. Inverness is predominately service driven and The Highland Council, Scottish Natural Heritage, NHS Highland, Highlands and Islands Enterprise and the Crofters Commission all have headquarters in the city. The city is served by an excellent transport infrastructure which includes a regional airport with direct flights, a mainline railway and bus station, together with good trunk road links south and throughout the region.

Lotland Street is located within the Longman Industrial Estate. The property enjoys easy access to the A9 and A96 which are the main arterial trunk roads serving the Highland and Grampian areas. Neighbouring occupiers comprise a wide mix of national and established local traders including; CR Smith, Royal Mail, Roy Homes and RS Occupational Health.

DESCRIPTION

The subjects comprise a detached single-storey premises fronting Lotland Street, within the Longman Industrial Estate. The building is of rendered concrete block construction, under a metal sheeted and recently renewed double insulated roof.

ACCOMMODATION

The office accommodation may be summarised as follows;

Workshop	153.7 M ²	1655 FT ²
Office	12.3 M ²	132 FT ²
Toilet	4.0 M ²	43 FT ²
	170.0 M ²	1830 FT ²

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a rateable value of £12,000. The Uniform Business Rate for the 2011/2012 financial year is 46.2 pence for properties with a Rateable Value below £35,000. Water and sewerage charges are separately levied and are available upon request from Scottish Water. Subject to status, 100% rates relief may be applied for under the Small Business Bonus Scheme.

SERVICES

Mains supplies of water, gas and electricity. Drainage is to the main public sewer. There is a gas fired central heating system with radiators.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability and 3 month rental deposit.

RENT

£15,000 + VAT.

VAT

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

COSTS

The incoming occupier shall be responsible for our client's reasonably incurred legal costs including Stamp Duty Land Tax, Registration Dues and VAT thereon.

ENTRY

Immediate entry is available subjects to conclusion of legal missives.

FURTHER INFORMATION/VIEWING

Please contact the joint agents for further information or viewing arrangements:-

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