



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## HOT FOOD TAKE AWAY UNITS & RESTAURANT SITE

- GROUND FLOOR ACCOMMODATION, EXTENDING TO 203.18m<sup>2</sup> [2,187 ft<sup>2</sup>] (Approx)
- SUITABLE FOR CLASS 3 USE (OTHER USES AVAILABLE SUBJECT TO PLANNING)
- CORNER SITE / SITE EXTENDING TO 0.5 acres (Approx)

**TO LET/FOR SALE**

42 MILLBURN ROAD  
INVERNESS, IV2 3TR

**RENT**

FROM £20,000 PA

**PRICE**

ON APPLICATION



### 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 on Millburn Road. Millburn Road is accessible from the A9 & 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; Leonardo Hotel, Premier Inn, KFC, DFS, Kwik-Fit, Morrisons, Arnold Clark.

### DESCRIPTION

The subjects comprise a detached single storey commercial unit of concrete block construction, with flat profile insulated roof. The subjects are available as a whole or as two separate units.

### ACCOMMODATION

The split level accommodation extends to approximately 203.18 m2 (2,187 ft2):-

Unit 1 - 139.63 m2 (1,503 ft2)

Unit 2 - 63.51 m2 (684 ft2)

The parking, yard and circulation areas extend to approximately 0.5 acres have been finished in tarmacadam. The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

### PLANNING

The Highland Council have granted planning permission for hot food takeaway use (Planning ref: 15/03038/FUL) together with consent for development of a new restaurant building (Planning ref: 15/03027/FUL). Please visit [highland.gov.uk](http://highland.gov.uk) for further information.

### RATES

To be assessed. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2023/2024, for rateable values under £51,000, excluding water and sewerage charges.

### SERVICES

The subjects are connected to mains supplies of water and electricity whilst drainage is to the main sewer. A new mains gas supply has been installed.

### 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 as follows:-

Unit 1 - £30,000.00 excluding VAT.

Unit 2 - £20,000.00 excluding VAT.

Whole Building - £50,000.00 excluding VAT

For the avoidance of doubt, VAT is not payable on the rent.

### SALE PRICE

Price on Application. Tenure - Freehold

### ENTRY

Early entry is available, by agreement.

### FURTHER INFORMATION

Strictly by appointment through the sole agents:-

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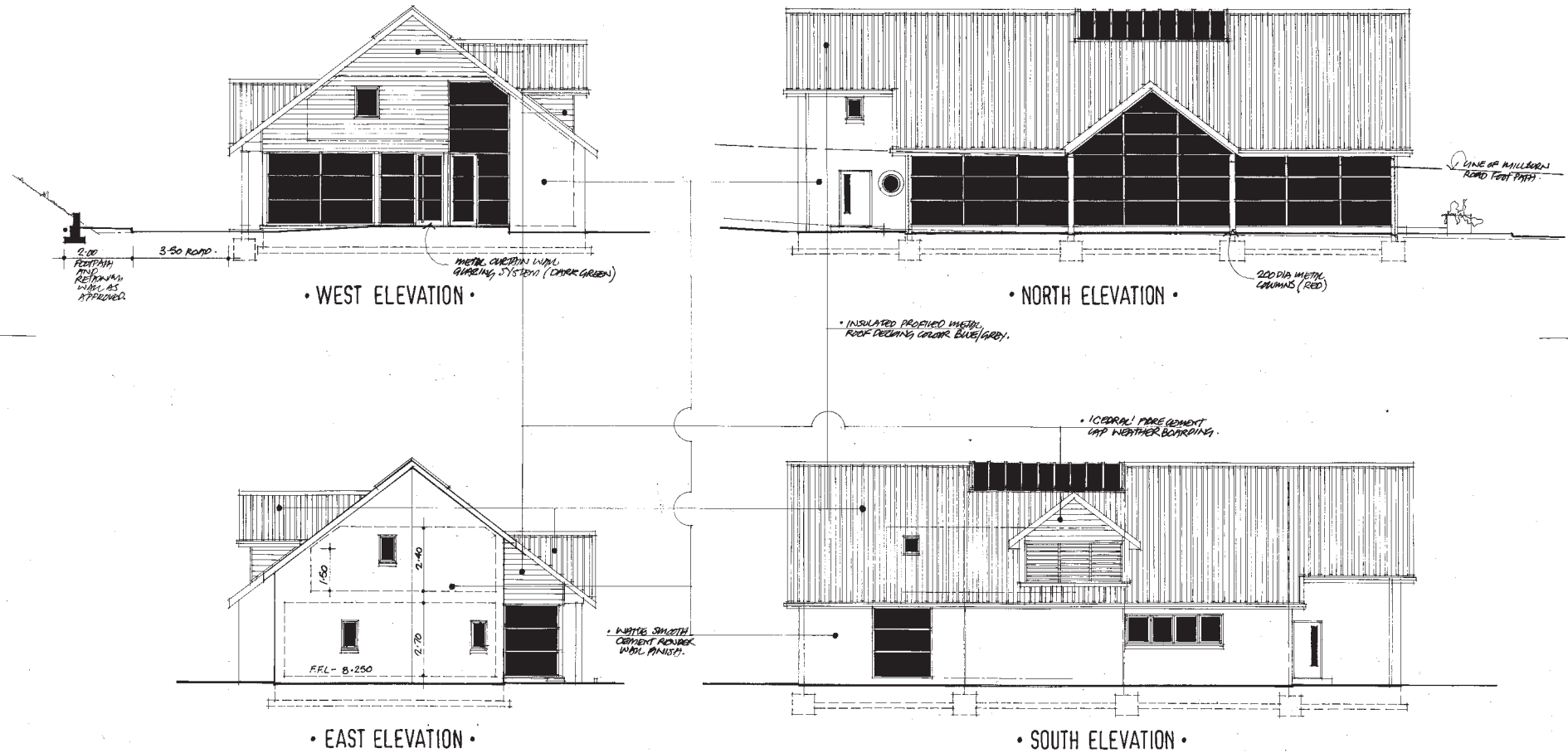
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## PROPOSED ELEVATIONS





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