



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

# TO LET

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)

Tel. 01463 718719



**1 CROMWELL UNITS, LOTLAND STREET, INVERNESS**  
**RENT: £18,000 + VAT PA**

- COMMERCIAL UNIT - 137.18 m<sup>2</sup> (1,477 ft<sup>2</sup>)
- 2 DESIGNATED PARKING SPACES
- SUITABLE FOR A VARIETY OF USES
- PROMINENT LOCATION ON LOTLAND STREET



# 1 CROMWELL UNITS, LOTLAND STREET, INVERNESS

## 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.

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, Island and Grampian areas. Nearby occupiers include B&Q, Halfords, Toolstation, Screwfix, Tiso & Macgregor Industrial Supplies.

## DESCRIPTION

The subjects comprise a ground floor, commercial unit within a Semi detached, single storey building of concrete block construction. The roof is pitched and clad with profile metal sheeting. The unit includes a roller shutter door and 2 designated parking spaces.

## ACCOMMODATION

The accommodation may be summarised as follows;

Ground Floor: Workshop Office & Toilet.

The subjects have a Gross Internal Area of 137.18 m2 (1,477 ft2).

## SERVICES

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

## RENT

The subjects are available to rent at £18,000 per annum.

## RATEABLE VALUE

The rateable value will require to be assessed upon occupation. Please contact the marketing agents for further details. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2024/2025, excluding water and sewerage charges.

## VAT

The property is VAT elected, therefore VAT will be charged on the rent.

## 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.

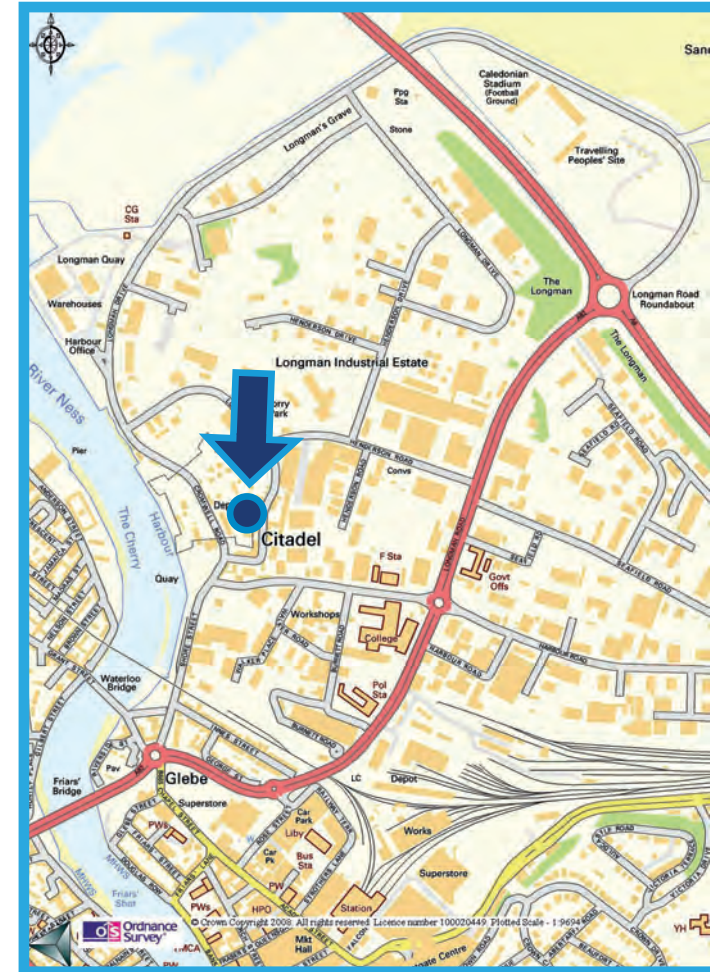
## FURTHER INFORMATION

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

Willem Stewart  
Email: ws@gs-co.uk

Grant Stewart Chartered Surveyors,  
Ness Mews,  
Ardross Place,  
Inverness, IV3 5BY

Tel: 01463 718719  
Fax: 01463 710712



Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Publication Date:- June 2024



# 1 CROMWELL UNITS, LOTLAND STREET, INVERNESS



Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Publication Date:- June 2024