



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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7C HENDERSON ROAD, INVERNESS, IV1 1SN
RENT: £12,500 + VAT PA

- COMMERCIAL UNIT - 88.86 m² (956 ft²)
- SHARED DELIVERY & ACCESS
- LOCATED IN ESTABLISHED INDUSTRIAL AREA
- SUITABLE FOR A VARIETY OF USES

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.

Specifically, the subjects are located on Henderson, in close proximity to Longman Road which is an arterial route between the city centre and the main trunk road interchanges. Nearby occupiers include Highland Industrial Supplies (HIS), Northern Macgregor Industrial Supplies, Toolstation, Global Group, TISO, B&Q, Dominos, Home Bargains, Screwfix. Halfords, Arnold Clark.

DESCRIPTION

The subjects comprise a ground floor, commercial unit within a Semi detached, single storey building of concrete block construction with a pitched profile metal clad roof. The unit includes a roller shutter door and shared access/delivery with Unit 7A & 7B Henderson Road.

ACCOMMODATION

The accommodation may be summarised as follows;

Ground Floor: Workshop & Toilet.

The subjects have a Gross Internal Area of 88.86 m² (956 ft²).

SERVICES

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

RENT

The subjects are available to rent at £12,500 plus VAT per annum.

RATEABLE VALUE

The property is listed in the current Valuation Roll with a Rateable Value of £7,400.

The uniform business rate for commercial premises in Scotland is 48.1p in the pound for the financial year 2026/2027 excluding water and sewerage charges.

VAT

The property is VAT elected, therefore VAT will be payable 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 subjects to conclusion of legal missives.

FURTHER INFORMATION

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

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