



INDUSTRIAL

EASY ACCESS TO A96 TRUNK ROAD | ADJACENT TO SCREWFIX | FLOOR AREA CIRCA 3,686 FT²
SECURED YARD | SITE EXTENDS TO CIRCA 0.523 ACRES | LOW BUILDING SITE COVERAGE (16%)
SUITABLE FOR VARIOUS USES, STP **RENT FROM £33,000 PER ANNUM**

TO LET

UNIT 15C, BALMAKEITH INDUSTRIAL ESTATE, NAIRN, IV12 5QW

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LOCATION

Nairn (pop. 9,773) enjoys a superb setting on the Moray Firth. Historically it was the "county" town and principal administrative and service centre for Nairnshire. The town's maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal.

Nairn boasts a wide range of amenities including shops, supermarkets, restaurants, schools, swimming pool, marina and two championship golf courses.

The subject themselves are located to the west boundary of the Balmakeith Industrial Estate and can be accessed via Forres Road (A96).

Neighbouring occupiers include Screwfix, Henderson Garage, Howdens Joinery and Retail Solutions Scotland.

DESCRIPTION

The subjects comprise a standalone industrial unit of steel portal frame construction, built to a clear internal height of approximately 3.35m. The walls are infilled with rendered brick and facing blocks. The roof is pitched and clad with insulated profile metal sheets incorporating translucent rooflights. The front elevation includes a staff/customer pedestrian access coupled with an electrically operated vehicle roller shutter door (4.6m wide x 3.30m high).

Internally, there is a clear span warehouse together with a modern office/reception, store and staff welfare facilities plus mezzanine storage. The subjects have the benefit of oil-fired space heating.

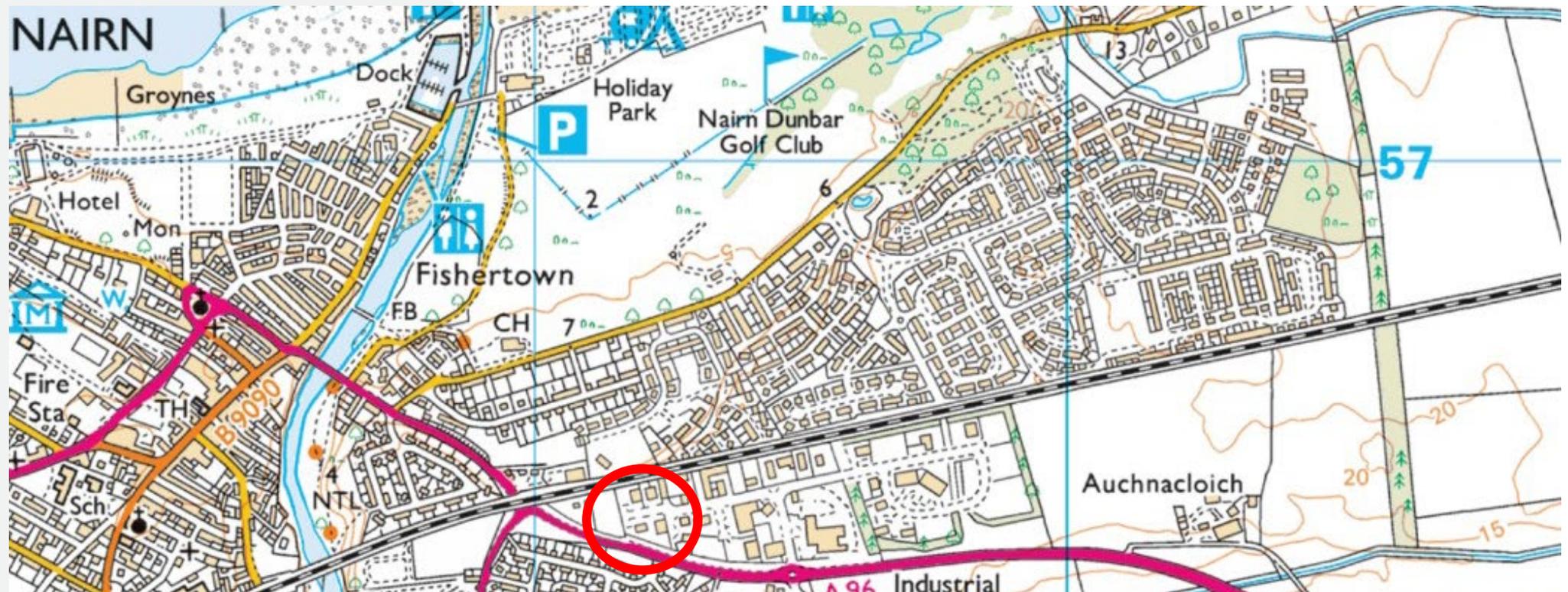
The total site area extends to approximately 0.523 acres (16% building site coverage). There is customer parking/loading to the front of the building and a secure yard directly adjacent to the building. This is secured by steel palisade fencing and has the benefit of double entrance gates.

FLOOR AREAS

The approximate Gross Internal Area, as measured in accordance with the RICS Code of Measuring Practice, is as follows:-

Accommodation	m ²	ft ²
Warehouse	294.78	3,173
Office/Store/Welfare	47.63	513
Total:	342.41	3,686

The mezzanine accommodation is accessed via a fixed ladder. This provides circa 47.63 m² (513 ft²) of additional storage space.



SERVICES

Mains water, electricity (3-phase) and drainage.

RATEABLE VALUE

Current NAV/RV of £16,250 as of 1st April 2023. The property qualifies for 'tapered rates relief' in accordance with the Small Business Bonus Scheme.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

EPC

The Certificate and Recommendations Report can be made available to interested parties on request.

PLANNING

The property would suit a range of uses within Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Use Classes Order. Any planning queries should be directed to Highland Council.

LEASE TERMS

New FRI Lease on terms to be agreed at a rental of £33,000 per annum, exclusive of VAT.

ENTRY

Immediate entry is available.

LEGAL COSTS

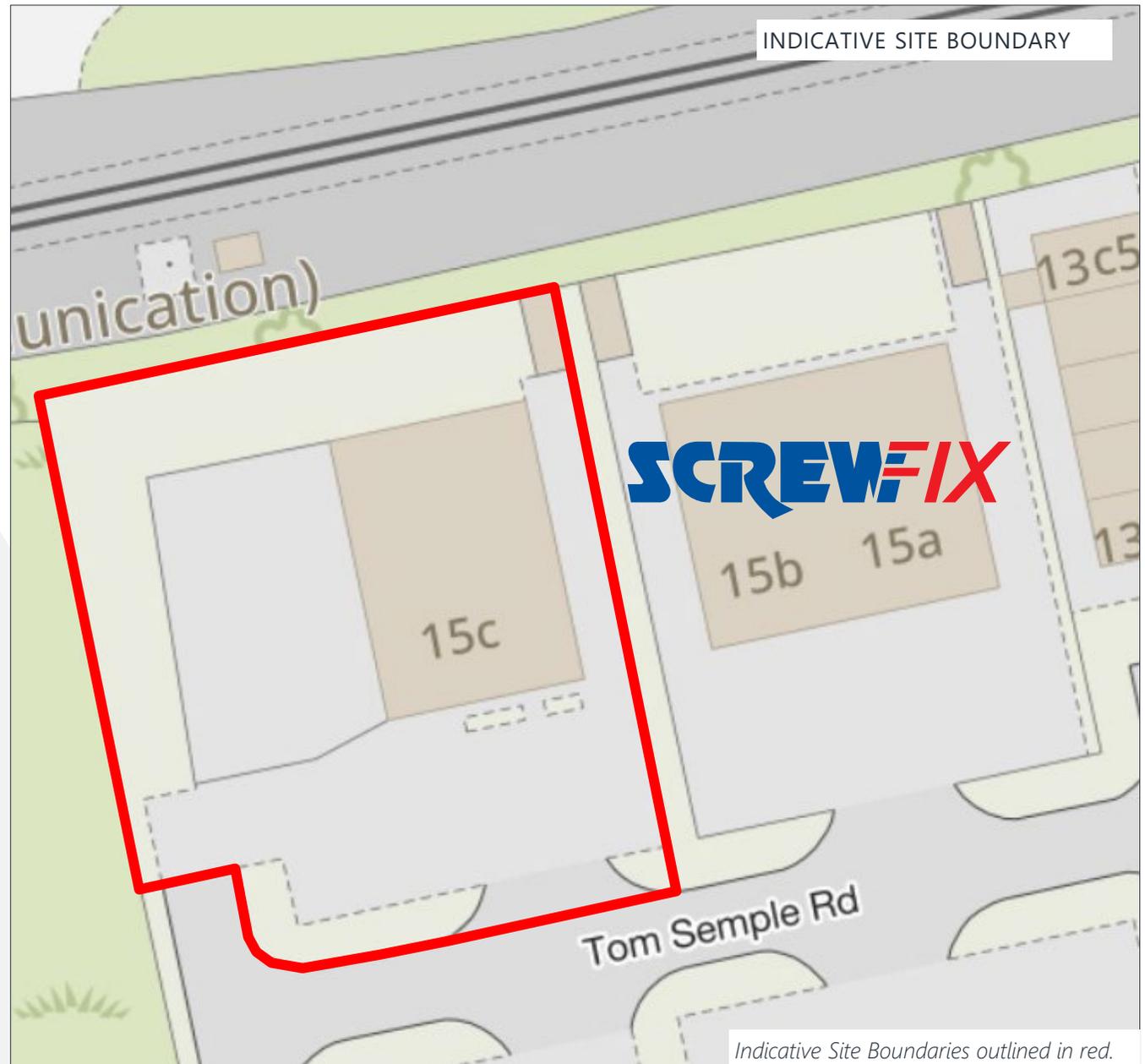
Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.











For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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