

ON BEHALF OF

RDS INVERNESS
LIMITED

INDUSTRIAL / TRADE COUNTER

- > MODERN UNIT BUILT 2017
- > EXTENDS TO 1,366 FT² + MEZZANINE
- > QUALIFIES FOR RATES RELIEF
- > SUITABLE FOR VARIOUS USES
- > DESIGNATED PARKING
- > RENT £17,500 PER ANNUM
- > EPC RATING "A"

TO LET

UNIT 6, LOTLAND TRADE PARK, 20 LOTLAND STREET, INVERNESS, IV1 1AF

CONTACT: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk



LOCATION

Lotland Trade Park comprises a modern development of six industrial units. The property enjoys easy access from Shore Street and Henderson Road, which connects onto the A82 Inverness to Fort William trunk road and in turn nearby connections to the A9 and A96. The surrounding area is primarily in industrial/trade counter use. Nearby occupiers include Medlock, Auto Windscreens, Las Plant Hire and MacGregor Industrial Supplies.

DESCRIPTION

Unit 6 is a modern clear span light industrial/trade counter unit constructed in 2017. The building has a maximum eaves height of 6.0m. There is a glazed display/showroom frontage and electrically operated roller shutter door approximately 4.0m wide x 5.5m high. Internally, the accommodation includes an office/reception, workshop and staff welfare with mezzanine storage. There are 3 designated car parking spaces.

FLOOR AREA

The gross internal area extends to circa 126.90 m² (1,366 ft²). In addition, there is a mezzanine store which forms part of the previous occupiers fitting out works and this provides around 70 m² (753 ft²) of storage space.

RATEABLE VALUE

The Rateable Value is £14,750 (rate poundage for 2023/2024 is 49.8 pence for properties with a Rateable Value up to £51,000). The property qualifies for 25% rates relief under the Small Business Bonus Scheme.



SERVICES

Mains water, electricity and drainage.

EPC

EPC Rating: "A". The Certificate and Recommendations Report are available on request.

PLANNING

Use Classes 4 (Business), 5 (General Industrial) & 6 (Storage or Distribution). Trade counter uses are compatible. Please contact the Highland Council planning department to discuss any Change of Use requirements.

LEASE TERMS

The property is available To Let on Full Repairing & Insuring terms at a rental of £17,500 per annum.

ENTRY

Early entry is available, subject to agreement/ conclusion of Missives.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

VAT

The building is elected from VAT and this will be payable on the rent.



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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