

# TO LET

MODERN TRADE COUNTER/SHOWROOM/WAREHOUSE WITH EXCLUSIVE PARKING  
**35F HARBOUR ROAD, INVERNESS, IV1 1UA**

**BURNS**  
AND PARTNERS

  
**SHEPHERD**  
CHARTERED SURVEYORS



EXTENDS TO 1,056 M<sup>2</sup> (11,374 FT<sup>2</sup>) • SITE AREA 0.739 ACRES • CENTRAL LOCATION IN PRIME LONGMAN INDUSTRIAL ESTATE  
EXTERNAL PARKING FOR 36 CARS • SUITABLE FOR A VARIETY OF USES • RENT ON APPLICATION



## LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population of circa 65,000.

Harbour Road is the main thoroughfare within the Longman Industrial Estate, well known for trade outlets, car showrooms and retail warehouses. The subjects occupy a central location and enjoys easy access to the main trunk road links.

Surrounding occupiers include Highland Audi, Topps Tiles, MKM, Arnold Clark and ATS.

## DESCRIPTION

The subjects comprise a modern standalone showroom/industrial/trade counter unit with front parking and side loading facilities.

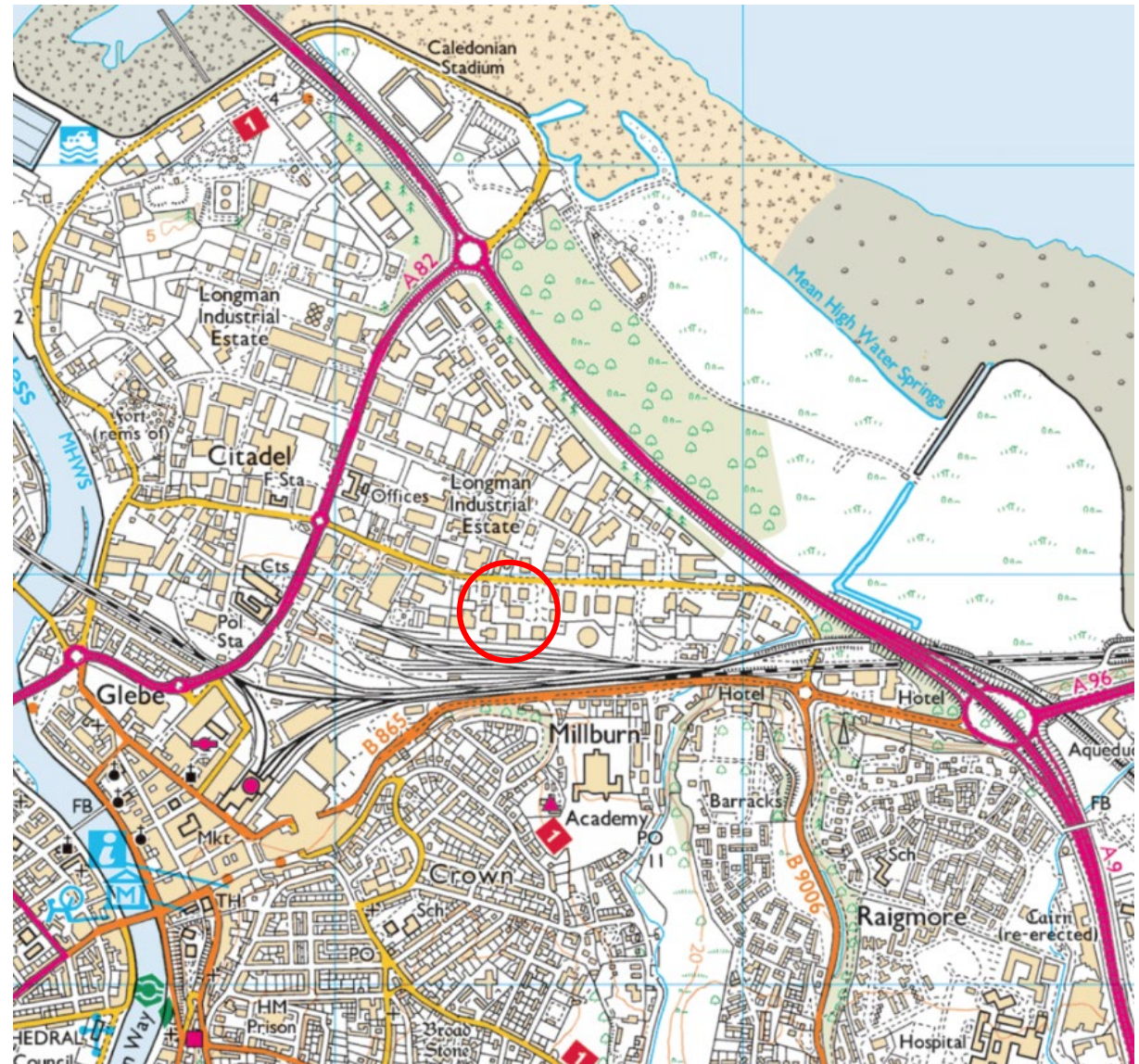
Internally, the accommodation comprises a clear span warehouse with an approximate eaves height of 5m rising to 6.35m. The present layout comprises front showroom, rear workshop/storage and office accommodation at ground level with additional storage facilities at first floor level. There is a small washbay to the side.

The total site area is approximately 0.299 hectares (0.739 acres). There is external car parking (36 spaces) to the front and loading space to the side of the building.

## ACCOMMODATION

The approximate Gross Internal Area is as follows:

|              |                               |                              |
|--------------|-------------------------------|------------------------------|
| Showroom     | 470.84 m <sup>2</sup>         | 5,068 ft <sup>2</sup>        |
| Warehouse    | 483.09 m <sup>2</sup>         | 5,200 ft <sup>2</sup>        |
| First Floor  | 70.98 m <sup>2</sup>          | 764 ft <sup>2</sup>          |
| Washbay      | 31.81 m <sup>2</sup>          | 342 ft <sup>2</sup>          |
| <b>Total</b> | <b>1,056.72 m<sup>2</sup></b> | <b>11,374 ft<sup>2</sup></b> |









## RATEABLE VALUE

The property is listed in the Valuation Roll at NAV/RV £111,000.

## EPC

Available on request.

## TERMS

Rent on application.

## VAT

The property is elected for VAT. Therefore, VAT will be payable on the rent.

## COSTS

Each party to pay their own legal expenses incurred. In the normal manner, the Tenant will be responsible for LBTT and Registration Dues, where applicable. VAT will be added at the prevailing rate.

## ENTRY

Entry is available Q4 2024.

## FURTHER INFORMATION

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