



## SHOWROOM/TRADE COUNTER

PRIME LOCATION | MODERN BUILDING | EXTENDS TO 3,000 FT<sup>2</sup> | CORNER SITE EXPOSURE

**RENT: £50,000 PER ANNUM**

# TO LET

**17 HARBOUR ROAD, INVERNESS, IV1 1SY**

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

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## LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest, respectively.

Harbour Road is a prime location within the coveted Longman Industrial Estate, which is the principal trading estate in Inverness. It is home to a number of car showrooms, bulky goods retailers, trade counter units and other light industrial operators.

17 Harbour Road occupies a prominent corner site, enjoying a roadside frontage to both Harbour Road and Longman Road. Neighbouring properties consist of a mix of commercial uses, with occupiers including Dreams, Arnold Clark (Volvo), Halfords, B&Q and Wickes.

## DESCRIPTION

Open plan showroom space contained within a modern designed building, clad with composite paneling. Layout can be easily configured to suit an incoming occupier's business space requirements.

Accommodation includes an open plans sales floor with staff welfare facilities located to the rear, including a kitchen/tea prep area, along with male and female toilets.

The showroom has suspended acoustic ceilings, large aluminum framed double glazed windows at the front of the building provide good levels of natural light throughout. Artificial light is provided by ceiling integrated fluorescent units. Floors are of solid concrete construction, with heating being distributed by air condition cassettes.

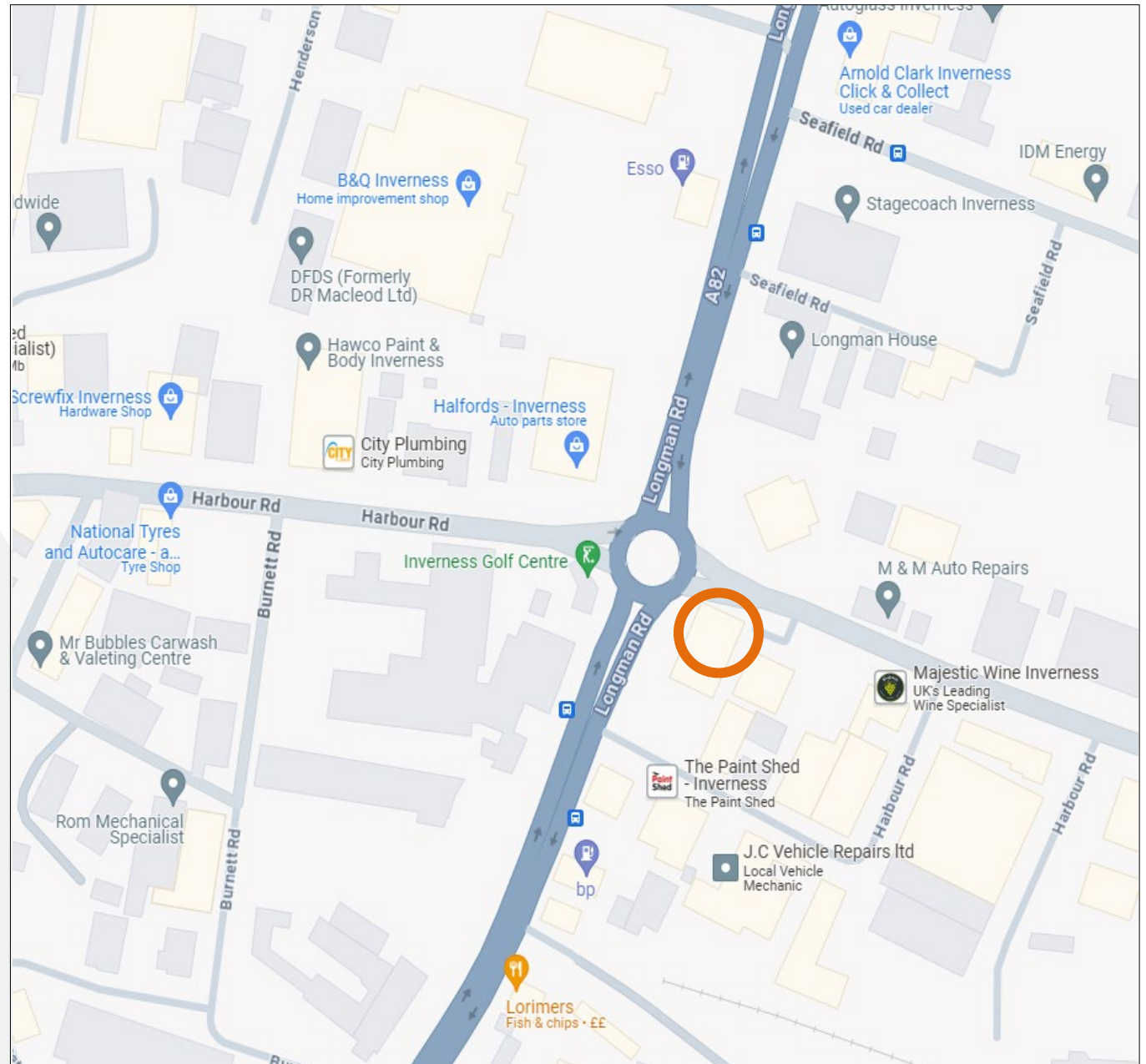
The is shared on-site car parking.

## FLOOR AREAS

The Gross Internal Area extends to circa 278.70 m<sup>2</sup> (3,000 ft<sup>2</sup>).

## SERVICES

The subjects benefits from mains water, electricity and drainage.





#### **RATEABLE VALUE**

The property is listed on the Assessor's Valuation Roll as follows:

Showroom – NAV/RV: £38,750 .

#### **EPC**

A copy of the EPC and Recommendation Report can be provided on request.

#### **PLANNING**

Class 1A (Shops) of the Use Classes Order.

The property would suit a range of alternative uses. These include; bulky goods retail, trade-counter, assembly & leisure etc.

Please contact the agents to discuss your requirements.

#### **SERVICE CHARGE**

Further information available on request.

#### **LEASE**

The property is available "To Let" on FRI lease terms at a rental of £50,000 per annum, exclusive of VAT.

#### **ENTRY**

Entry is available from 1<sup>st</sup> June 2024.

#### **LEGAL COSTS**

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

#### **VIDEO TOUR**

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









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

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