

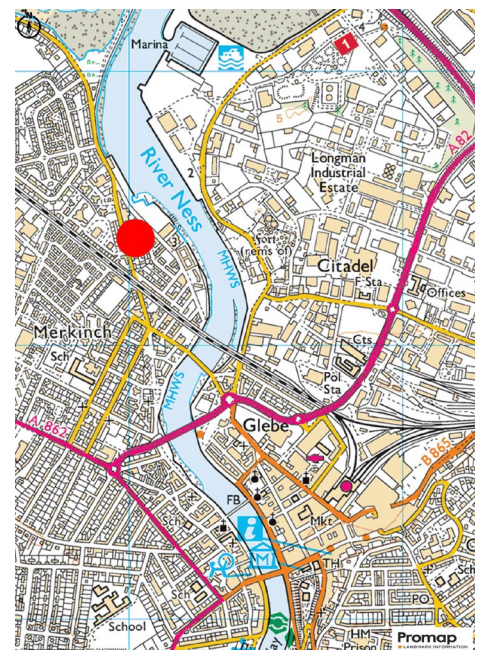
To Let

Suitable for Showroom/Office/Trade Counter/
Warehouse/Storage (subject to planning)



42B Thornbush Road, Inverness, IV3 8AB

- GIA Ground — 296.83 sq m / 3195 sq ft
- GIA Mezzanine — 296.73 sq m / 3194 sq ft
- Previous use as furniture showroom — available for a variety of uses
- Rent - £25,000 per annum
- No VAT payable





LOCATION

The city of Inverness is the Capital of the Highlands & Islands in the North of Scotland and has a population in excess of 60,000. It is well connected to the rest of the UK with good road, rail and airlinks. It is the centre for tourism, mainly in the summer months, but also has a manufacturing base together with a substantial service sector.

The property occupies a site lying near to the River Ness on the western bank. The property lies within an established residential and commercial area of Inverness and within close proximity to the established city centre. Access to the site is from the main trunk road (A82) via the Grant Street bridge, on to Lower Kessock Street and into Thornbush Road.

DESCRIPTION

The subjects form an end-terraced property of steel portal frame construction with a mezzanine floor. The subjects benefit from a roller shutter door to the rear with ample car parking and loading space available.

ACCOMMODATION

The property extends to the following gross internal areas:

Floor	SQ.M	SQ.FT
Ground	296.83	3195
Mezzanine	296.74	3194

SERVICES

We understand there is mains supply of water and electricity whilst drainage is to the main sewer. Fixed heating within the premises is of electric type.

RENTAL

£25,000 per annum

RATEABLE VALUE

To be reassessed.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable, the Tenant will be liable.

The property is VAT exempt.

ENTRY

Q3 2024

EPC

On application

VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie
Associate
07803 896 963
Kenny.McKenzie@g-s.co.uk

IMPORTANT NOTICE

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