



**RETAIL SHOWROOM • EXTENDS TO 589 M² (6,343 FT²) • SALE PRICE: £195,000
ON SITE CAR PARKING • PROMINENT TRADING LOCATION • RENT: £22,500 PA (£3.55/FT²)
POPULAR LONGMAN INDUSTRIAL ESTATE • IMMEDIATE ENTRY •**

**FOR SALE/
TO LET**

UNIT 1, 13 HARBOUR ROAD, INVERNESS, IV1 1SY

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

LOCATION

The subject property is prominently located within the well-established Longman Industrial Estate, which is the primary trading estate within Inverness. The property occupies an excellent position at the western end of Harbour Road near to its connection with Longman Road which forms part of the A82 Inverness to Fort William trunk road. Longman Road links to the main A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road.

Surrounding occupiers include Majestic Wine, Highland Wholefoods, Ceiling2Floor, Blythswood Care Charity Superstore, American Golf and RBS Bank which are all within close proximity to the subjects

DESCRIPTION

The available subjects comprise Unit 1, a ground floor retail showroom set within an attached wider 2-storey building of steel frame construction clad externally with profile metal sheeting. The building provides 2 self-contained ground floor units plus first floor office accommodation. Neighbouring Unit 2 on the ground floor is occupied by Scotkilt Highland Wear and the first floor office accommodation is occupied by ids (part of MGroup Services). Both Unit 2 and the first floor of the building are in separate ownership.

Unit 1 benefits from extensive glazed sections to both its frontage and south gable elevation providing a high level of natural daylight into the unit. The unit is mainly set out in an open plan layout with some cellular rooms to the rear with ample toilet facilities. Solid concrete constructed flooring is fitted throughout and the unit has 3-phase electricity provision.

Externally, the unit benefits from XX on-site car parking spaces.

FLOOR AREA

The property extends to the undernoted approximate floor areas:-

ACCOMMODATION	M ²	FT ²
Ground Floor - Unit 1	589	6,343



RATEABLE VALUE

The property is listed in the current Valuation Roll with an NAV/RV of: £30,000. The ingoing Tenant will be responsible for business rates from the date of entry.

SERVICE CHARGE

There is a service charge budget in place for the overall building and external areas with an equitable apportionment allocated to the subjects. Details can be provided on request.

EPC

The unit has an EPC Rating of: "D". The Certificate and Recommendations Report are available on request.

PLANNING

The subjects currently have Class 1A (Shops, Financial, Professional and Other Services) planning use consent. However, we consider that the property may be suitable for a range of other uses subject to securing the appropriate planning permission.

Please contact the marketing agents to discuss any proposals.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed with a rental of £22,500 per annum, exclusive of VAT sought

SALE

The unit is available for sale with vacant possession with offers over £195,000, exclusive of VAT sought.

VAT

The subjects are elected for VAT, and this will apply to any transaction.

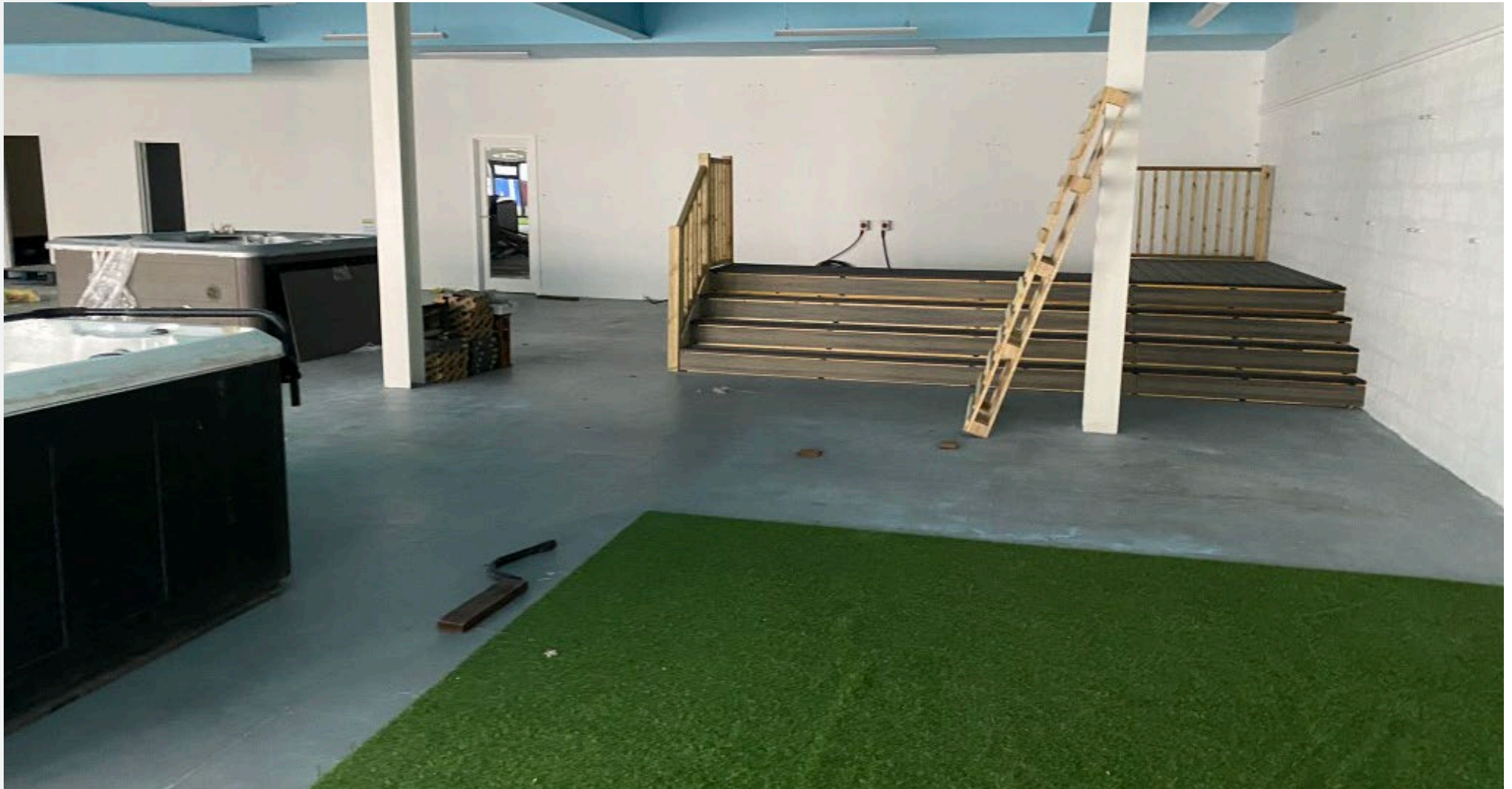
LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon.







For further information or viewing arrangements please contact the agents:

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

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: March 2024