TO LET
OFFICE

GROUND FLOOR OFFICES, ROBERTSON HOUSE, SHORE STREET, INVERNESS, IV1 1NF

- GROUND FLOOR OFFICE ACCOMMODATION WITH ON-SITE CAR PARKING
- FLOOR AREA: FROM 47 M² (503 FT²) TO 100 M² (1,072 FT²)
- QUALIFIES FOR 100% RATES RELIEF
- FLEXIBLE LEASE TERMS
- WHEELCHAIR ACCESSIBLE
- EASY CONNECTION TO MAIN ROAD NETWORK

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LOCATION: Robertson House is located on Shore Street close to Inverness Harbour within the prime Longman business area of Inverness. Inverness city centre is within easy walking distance where all amenities can be found. Shore Street connects to the A82 Inverness to Fort William trunk road and connections to both the A9 and A96 trunk roads are easily accessible from the property.

DESCRIPTION: The property comprises ground floor office accommodation available as a whole or as two individual suites. The building has a common entrance/reception area with seating and is accessed via a wheelchair accessible ramped entrance. The accommodation comprises cellular office space benefiting from fluorescent lighting and wall mounted radiators fed from an oil-fired boiler. Staff kitchen and toilet facilities are provided within the ground floor right suite. There is on-site car parking at the front of the building with 4 spaces allocated to the ground floor of the building.

FLOOR AREA: The accommodation extends to the undernoted approximate floor areas:-

	m²	ft²
Ground Floor Left:	53	569
Ground Floor Right:	47	503
Total:	100	1,072

RATEABLE VALUE: The suites are entered in the current Valuation Roll with the undernoted Rateable Values:-

Ground Floor Left: £7,500
Ground Floor Right: £6,500

The space will qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING: The property currently benefits from Class 4 (Business) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be suitable subject to securing local authority planning consent.

EPC: Details available on request.

LEASE DETAILS: Available on new flexible lease terms for a period to be agreed.

RENT: Please contact the marketing agent for quoting rentals.

VAT: VAT will apply to any transaction.

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

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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39-41 Harbour Road
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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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