

## INDUSTRIAL

- > TWO UNITS - AVAILABLE AS ONE OR INDIVIDUALLY
- > FROM 1,169 FT<sup>2</sup> TO 3,289 FT<sup>2</sup>
- > PRIME LONGMAN INDUSTRIAL ESTATE
- > EASY CONNECTIVITY TO A82, A9 & A96
- > SUITABLE FOR VARIOUS USES
- > RENT FROM £7,500 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF

Highland Hospice  
Warehouse



**TO LET**

**UNITS 5 & 6, 8 HARBOUR ROAD, INVERNESS, IV1 1SY**

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**LOCATION**

The property is located within the well-established Longman Industrial Estate, the prime business area within Inverness. The units are located at the eastern end of Harbour Road with direct connection to Longman Road which forms part of the A82 Inverness to Fort William Trunk Road. Connections to both the A9 and A96 Trunk Roads are easily accessible from the property.

Surrounding occupiers include Peter Mackenzie Auto Services, Just Kitchens, Yesss Electrical, Screwfix, Brandon Hire Station and Bonk & Co Ltd.

**DESCRIPTION**

The subjects comprise mid and end-terraced industrial workshop/store units currently inter-connected. The units are available together or separately. The property is of masonry construction under a pitched roof. Both units benefit from vehicle access roller doors in addition to pedestrian doors, solid floors and fluorescent lighting. Externally there is a shared yard and parking to the front of the property. The floor plan opposite indicates the current layout of the space. Each unit has its own services.

**FLOOR AREAS**

Unit Ref.	M <sup>2</sup>	FT <sup>2</sup>
Unit 5	109	1,169
Unit 6	197	2,120
<b>TOTAL</b>	<b>306</b>	<b>3,289</b>

**RATEABLE VALUE**

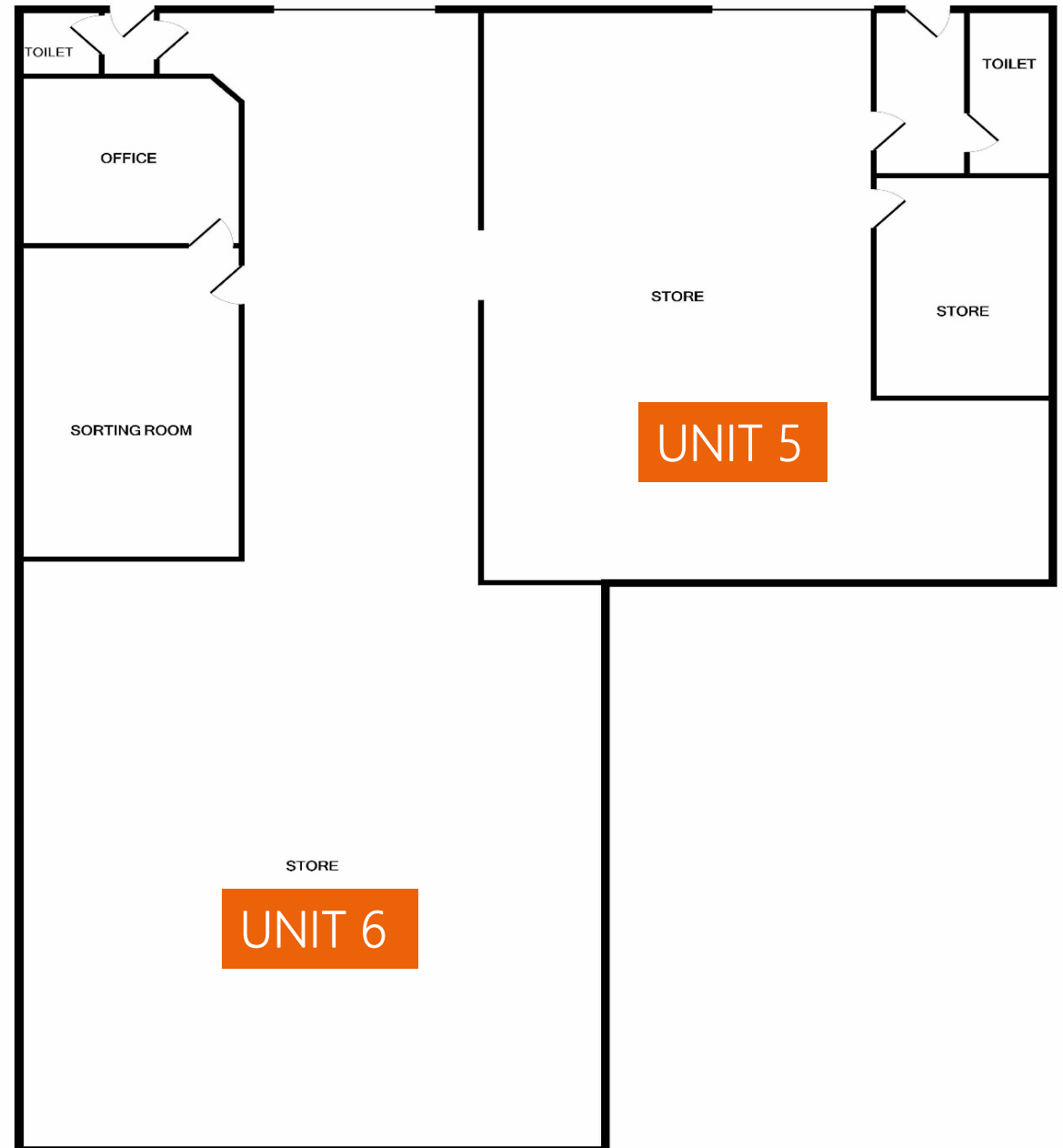
The units are entered in the current Valuation Roll as follows:-

Unit 5 - NAV/RV: £6,250 | Unit 6 – NAV/RV: £10,000

The individual units qualify for 100% rates relief under the Small Business Bonus Scheme.

**PLANNING**

The property benefits from Use Classes 5 (General Industrial) and 6 (Storage or Distribution). Other uses may be permissible subject to planning. Please discuss any proposals with the marketing agents.



**EPC**

Details on request.

**LEASE**

The units are available to let on flexible lease terms with the following rentals sought:-

**Unit 5:** £7,500 per annum, exclusive of VAT

**Unit 6:** £13,500 per annum, exclusive of VAT

**COSTS**

Each party will be responsible for their own legal costs. The incoming Tenant will be responsible for any LBTT, Registration Dues and any VAT thereon.

**VAT**

VAT will apply to any transaction.



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

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