

On the instruction of:

Arnold Clark

**TO LET /
MAY SELL**

**TRADE COUNTER / SHOWROOM
& WORKSHOPS**

PRIME LONGMAN LOCATION

MODERN BUILDING

AVAILABLE TO LET IN WHOLE OR PART

MAY CONSIDER SALE AS A SINGLE LOT

FLOOR AREA EXTENDS TO 17,217 FT²

FLEXIBLE SPACE OPTIONS
FROM 2,000 SQ FT (LEASE ONLY)

SITE AREA: 1.06 ACRES

EASY ACCESS TO TRUNK ROADS

MAY SUIT VARIOUS USES, STP

HERITABLE TITLE (FREEHOLD)

PRICE ON APPLICATION



WHAT 3 WORDS



VIRTUAL TOUR

37B HARBOUR ROAD, INVERNESS, IV1 1UF

Contact: Neil Calder | n.calder@shepherd.co.uk | 07551173667
Linda Cameron | linda.cameron@shepherd.co.uk | 07789004260
www.shepherd.co.uk





LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland, with strong transport links via the A9 trunk road and regular rail and bus services. Aberdeen is approximately 104 miles southeast, with Edinburgh and Glasgow 157 and 170 miles to the south and southwest respectively.

Harbour Road is a prime location within the established Longman Industrial Estate, the principal trading estate in Inverness, home to a range of car showrooms, bulky goods retailers, trade counter units and light industrial occupiers.

DESCRIPTION

Modern standalone car showroom built in 2000, of steel portal frame construction with c.6m internal height. Glazed curtain wall frontage beneath a multi-pitched roof. Internally comprises a front showroom with offices and staff facilities to the rear, together with workshop and valeting areas with multiple roller shutter doors. First floor offices and mezzanine storage.

Externally, shared access to the front and secondary access to the rear. The site extends to approximately 1.06 acres with good circulation for vehicles, including HGVs, and on-site car parking.

Available to lease as a whole or in smaller parts, with the layout readily capable of sub-division. Flexible space options from 2,000 sq ft. Consideration may be given to a sale of the whole.

ACCOMMODATION

The accommodation is summarised below:-

| Accommodation | m ² | ft ² |
|--|-----------------|-----------------|
| Ground floor Showroom, Offices, Welfare Facilities, Stores and Workshops | 1,305.71 | 14,055 |
| First Floor Offices & Mezzanine Stores | 293.75 | 3,162 |
| Total | 1,599.46 | 17,217 |



RATEABLE VALUE

The property is entered on the Valuation Roll as follows:

Garage & Showroom: NAV/RV £228,000.

In the event of sub-division, individual parts will require separate assessment for business rates.

EPC

The EPC and Recommendation Report are available on request.

PLANNING

Currently operating as a car dealership, the property may suit a range of alternative uses, subject to planning, including showroom, bulky goods retail, trade counter, assembly and leisure. Please contact the agents to discuss your requirements.

LEASE

The property is available to let on FRI lease terms to be agreed. Rent on application. Flexible space available from 2,000 sq ft.

SALE PRICE

Our client may consider a sale of their heritable interest in the whole property with vacant possession. Price on application.

ENTRY

By mutual agreement.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner, the tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

VAT

The building has been elected for VAT and this will be payable.

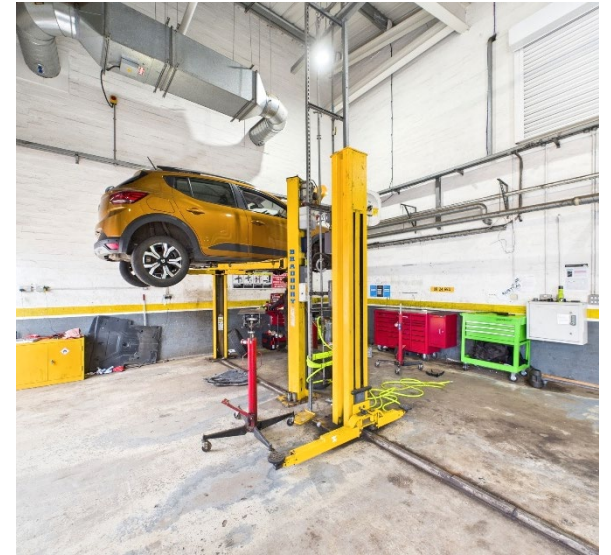


Ground Floor



First Floor







Get in Touch

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



Linda Cameron

linda.cameron@shepherd.co.uk



Neil Calder

n.calder@shepherd.co.uk

Shepherd Chartered Surveyors

Hazel House, Stoneyfield Business Park,
Inverness, IV2 7PA t: 01463 712239



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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