



## SHOWROOM PREMISES

PRIME LOCATION | MODERN BUILDING | EXTENDS TO 18,717 FT<sup>2</sup> | LARGE SITE (1.913 ACRES)

**RENT: £185,000 PER ANNUM | SALE: OFFERS OVER £2,250,000**

# TO LET/FOR SALE

**37B HARBOUR ROAD, INVERNESS, IV1 1UF**

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**LOCATION**

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

Harbour Road is a prime location within the coveted Longman Industrial Estate, which is the principal trading estate in Inverness. It is home to a number of car showrooms, bulky goods retailers, trade counter units and other light industrial operators. 37 Harbour Road occupies a very prominent site and enjoys extensive roadside frontage.

**DESCRIPTION**

The subjects comprise a modern standalone car showroom property, which was constructed in 2000. The building is of steel portal frame design and built with a clear internal height of approximately 6m. The showroom frontage has a large glazed curtain wall with multi-pitched roof design. The front section of the main building is laid out as a car showroom with offices set to the rear together with customer and staff welfare facilities. To the west elevation and further to the rear there are extensive workshop areas and car valeting bays. There is a first floor level which provides additional office accommodation and staff welfare facilities together with mezzanine stores.

There is a standalone modular car sales office located to the east of the main building. Finally, there is a steel canopy car wash building at the rear of the site where there is secondary vehicular access to the site. The buildings are shown outlined in blue outline on the site plan overleaf.

**THE SITE**

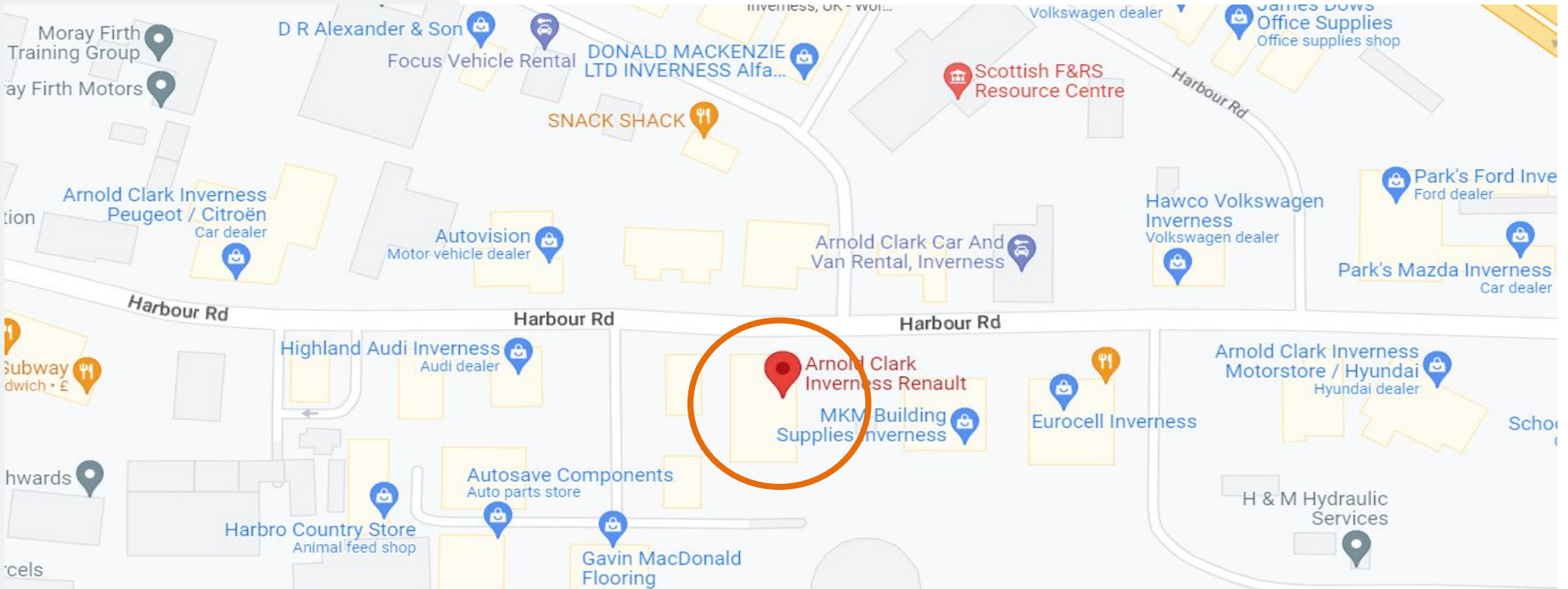
The total site area extends to approximately 1.913 acres (0.774 hectares). The boundaries are demarcated and shown indicatively on the enclosed plan, outlined in red. It is largely surfaced with tarmac and there is excellent vehicular access and circulation around the building. There are extensive yard areas, the building site coverage is approximately 30%.

**RATEABLE VALUE**

The Proposed 2023 Rateable Value is shown on the Assessor's Valuation Roll as follows:

Garage & Showroom: NAV/RV: £209,000.

A new owner or occupier can appeal the rates upon change of occupation.



## ACCOMMODATION

The accommodation is summarised in the table below:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Showroom, Offices, Welfare Facilities, Stores and Workshops	1,305.71	14,055
First Floor Offices & Mezzanine Stores	293.75	3,162
Modular Car Sales Office	65.00	700
Car Wash Canopy	74.30	800
<b>Total:</b>	<b>1,738.76</b>	<b>18,717</b>

## EPC

The property has an EPC rating of Band "b". A copy of the EPC and Recommendation Report can be provided on request.

## PLANNING

Currently operating as a car dealership, the property would suit a range of alternative uses, subject to Planning, including; showroom, bulky goods retail, trade-counter, assembly & leisure etc. Please contact the agents to discuss your requirements.

## LEASE

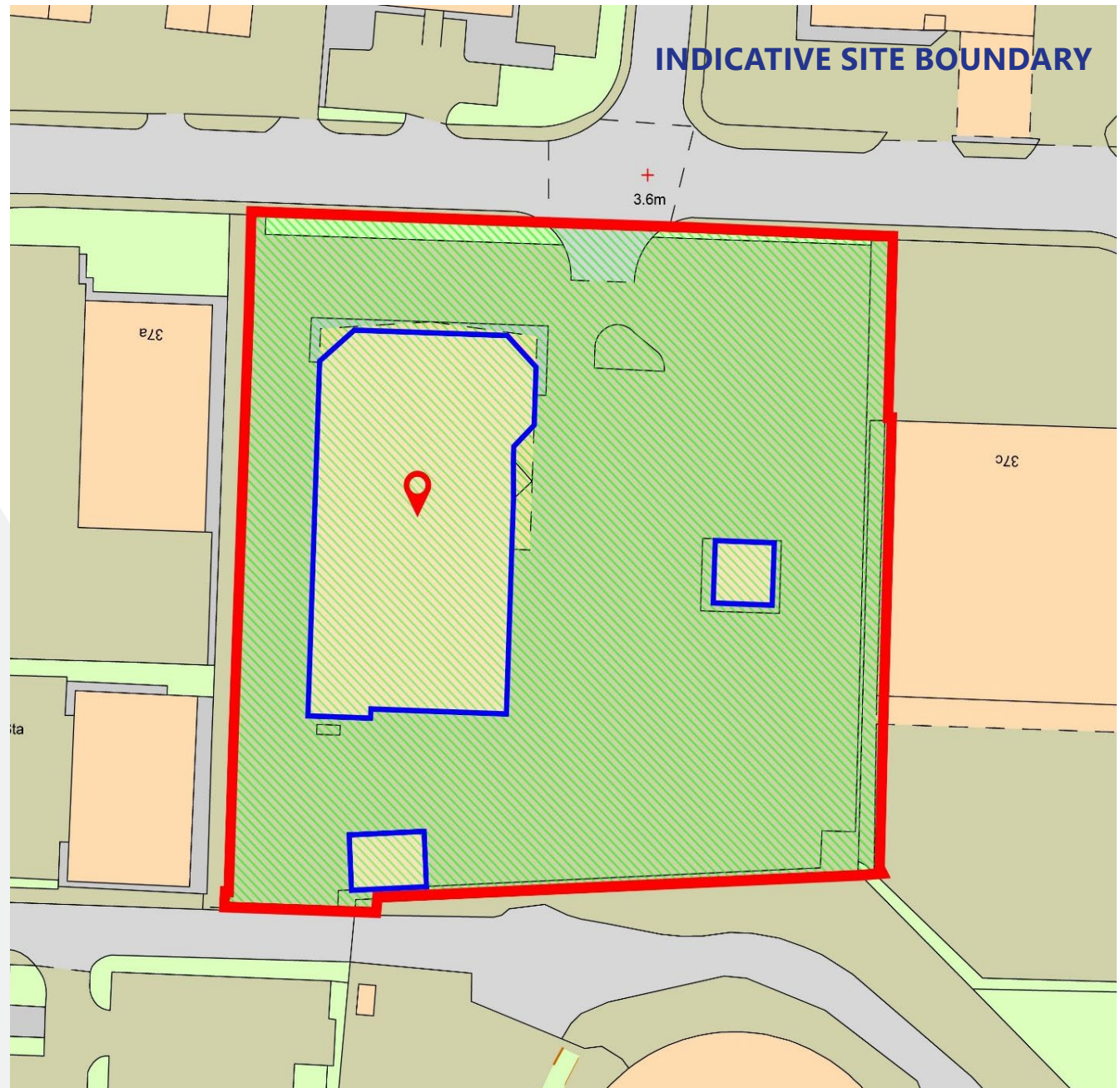
The property is available "To Let" on FRI lease terms. We are seeking a minimum rental of £185,000 per annum, exclusive of VAT.

## SALE PRICE

Our client would consider selling their heritable interest with the benefit of vacant possession. Offers over £2,250,000 exclusive of VAT are sought.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.





















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

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

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