

FOR SALE

OFFICE/SHOWROOM

Part income producing investment

2-Storey Pagoda Building

Prime Longman Industrial Estate

Ground Floor - Vacant

First Floor – Income Producing

Total Floor Area: 398 m² (4,283 ft²)

On-Site Car Parking

Heritable/Freehold Interest

May Suit Various Uses, STP

Offers Over £475,000 Invited



WHAT 3 WORDS

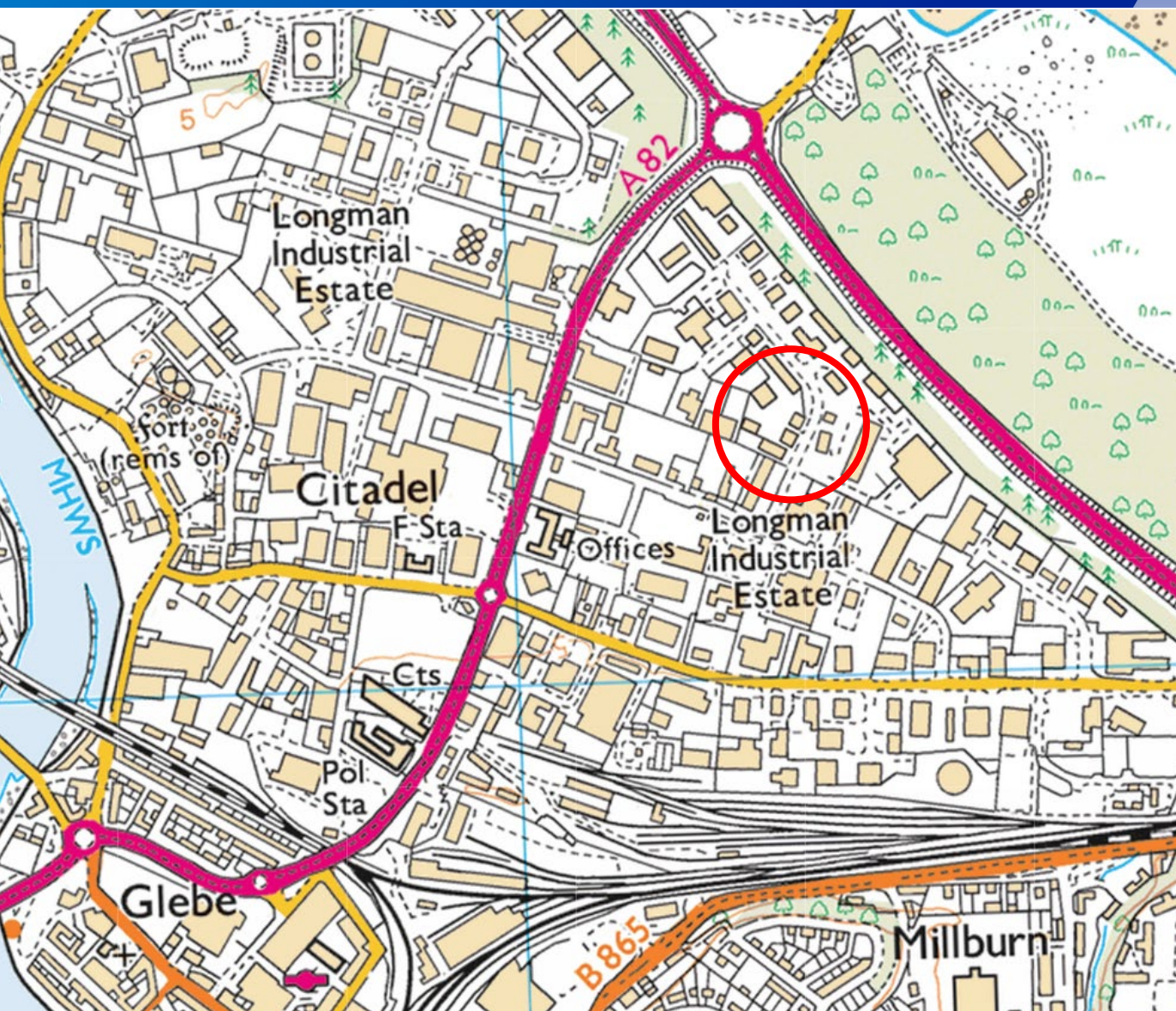
THE PAGODA, 12-14 SEAFIELD ROAD, INVERNESS, IV1 1SG

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LOCATION

Inverness is the commercial, administrative, business and tourism 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. Aberdeen is approx. 104 miles to the southeast with Edinburgh and Glasgow approximately 157 miles to the south and 170 miles to the southwest respectively.

The city has a railway station being the terminus of the Highland main line which connects to the Far North line to Wick and Thurso. Scotrail operated services run daily to Elgin and Aberdeen as well as Perth, Glasgow and Edinburgh. The Caledonian Sleeper also operates daily to London. Inverness bus station operates regular daily bus services locally, to Inverness airport and to other Scottish cities including Aberdeen, Glasgow and Edinburgh as well as a service to London.

The city has an airport with regular UK domestic and European flights and also benefits from a train station. Inverness is also home to the Inverness College UHI, the main campus of the University of the Highlands and Islands with a city population of students of approximately 8,500.

The subject property is prominently positioned on Seafield Road within the prime business area of the Longman Industrial Estate of Inverness. Seafield Road provides connection between Longman Road and Harbour Road and links directly to the main A82 Inverness to Fort William trunk road, and in turn nearby easily connects to both the main A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road.

The building is accessed directly off Seafield Road. Other occupiers in the surrounding area include AD Nature, R I Cruden Ltd, NHS Highland, Speedy Plant Hire, Creative Sign & Print, The Bridge Education Centre and Highland Industrial Supplies Ltd.

DETACHED SHOWROOM/OFFICE BUILDING



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a 2-storey detached pagoda style building of masonry construction harled externally at ground floor level. The first floor is clad externally. The whole building is under pitched and tile clad roof sections. The ground floor space features an attractive glazed entrance with a stepped timber decking area leading up to the entrance doors. The first floor is separately accessed via a staircase at the rear of the building.

The self-contained ground floor is of modern specification and includes a conservatory extension. The space which is now vacant was most recently operated as an office/training centre and is currently configured as such. The property was also previously operated as a showroom. The space could easily be re-configured to suit alternative uses. The first floor of the building is currently utilised as offices and provides a mix of modernised open plan and cellular accommodation.

Internally the property features suspended ceiling grids incorporating a mix of both spot and box style LED lighting. Both floors enjoy a good level of natural light from numerous windows. Heating is provided by a gas-fired central heating system with wall mounted radiators fitted throughout.

Externally the building benefits from designated on-site car parking.

FLOOR AREAS

Accommodation	m ²	ft ²
Ground Floor	288	3,102
First Floor	110	1,181
Total Floor Area:	398	4,283

RATEABLE VALUE

The property is currently entered on the Assessor’s portal as follows:-

Ground Floor: OFFICES – NAV/RV: £33,000

First Floor: OFFICES – NAV/RV: £13,500



TENANCY INFORMATION – FIRST FLOOR OFFICE

The first floor offices are currently let to Angus Davidson Limited on FRI lease terms until 12th July 2026. The current rental is £13,000 per annum, exclusive of VAT.

PLANNING

The property currently has Class 4 (Business) planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property may suit a range of alternative uses, subject to securing the appropriate planning consent.

EPC

Details available on request.

SERVICES

The property benefits from a gas-fired central heating system. The building is connected to mains supplies gas, electricity, water and drainage.

SALE TERMS

The property is available “For Sale” with the benefit of the existing lease over the first floor offices. The ground floor is currently vacant. The property may suit an owner occupier or investor.

Offers Over £475,000, exclusive of VAT are invited in respect of our client’s heritable interest (Scottish Equivalent of English Freehold) in the property.

In our opinion the reversionary rental value is in the region of £50,000 per annum, which would reflect an attractive reversionary yield of 10.08% after allowing for standard purchaser’s costs.

VAT

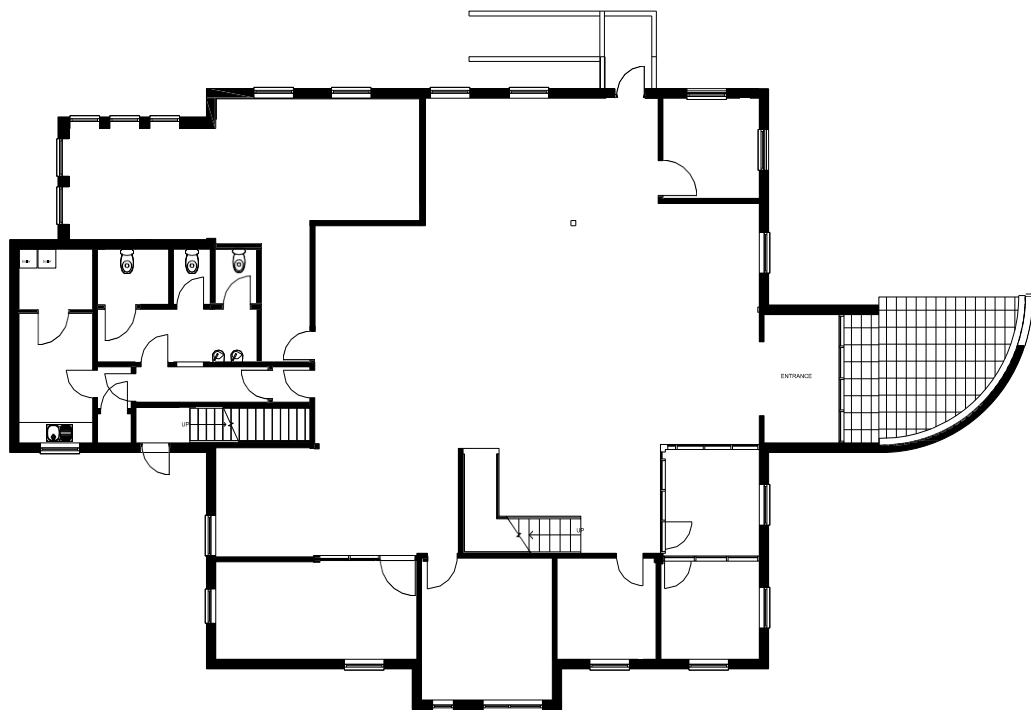
The property is elected for the purposes of VAT.

LEGAL COSTS

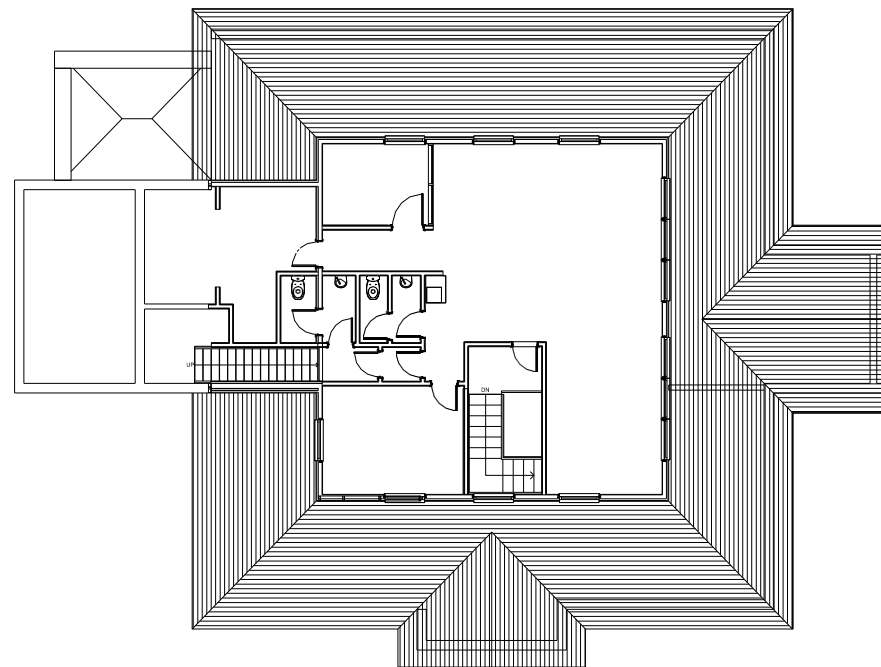
Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



INDICATIVE FLOOR PLANS



Ground Floor



First Floor





Get in Touch

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



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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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