

TO LET

SHOWROOM / RETAIL
TRADE COUNTER

PRIME LOCATION

MODERN BUILDING

SPACE FROM 3,000 FT² TO 6,000 FT²

EASY ACCESS TO TRUNK ROADS

DEDICATED ON-SITE PARKING

SUITABLE FOR VARIOUS USES, STP

ENTRY FROM 18TH JULY 2025

RENT FROM £50,000 PER ANNUM



WHAT 3 WORDS

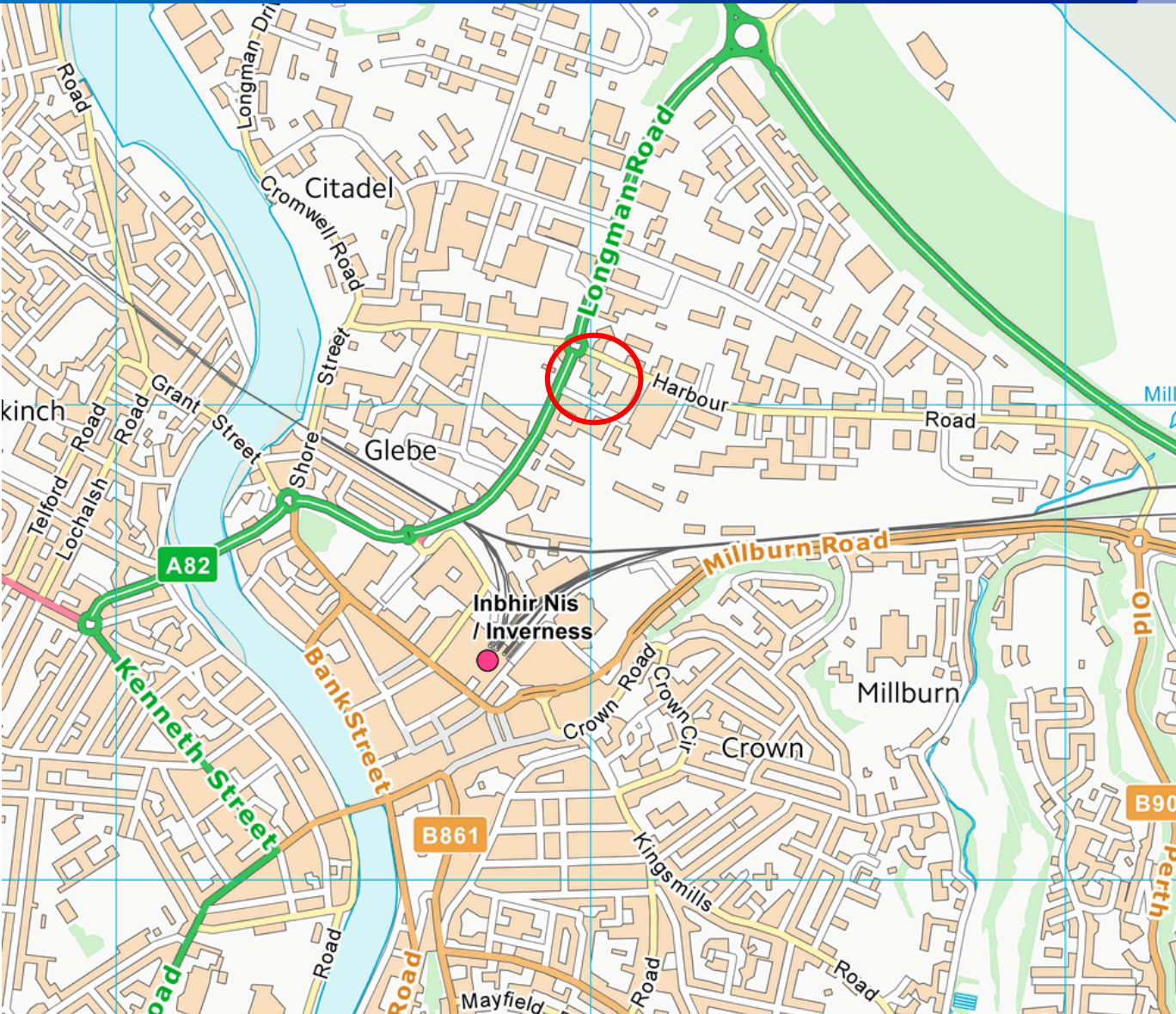


VIRTUAL TOUR

UNITS 2 & 3, 17 HARBOUR ROAD, INVERNESS, IV1 1SY

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. 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.

The subjects form part of a building with corner profile to Harbour Road and Longman Road. This 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, retailers, trade counter units and other light industrial operators. Units 2 & 3, 17 Harbour Road occupy enjoy extensive frontage to Longman Road.

Neighbouring occupiers include, Würth, Halfords, B&Q, BP Filling Station/M&S Simply Food, Inverness Justice Centre and Kwik Fit.

DESCRIPTION

The property comprises an open-plan showroom contained within a modern, purpose-built structure clad in composite panelling. The internal layout is flexible and can be readily adapted to meet an occupier's specific business requirements.

The accommodation includes a generous open-plan sales area, with staff welfare facilities situated to the rear. These include a kitchen/tea preparation area, toilet and a storage space. The showroom benefits from suspended acoustic ceilings and full-height aluminium-framed double-glazed windows to the front elevation, providing excellent levels of natural daylight. Supplementary lighting is provided via integrated fluorescent ceiling units. The floors are of solid concrete construction and heating is provided by a gas-fired, ducted warm air system.

Shared on-site car parking is available.

The space can be sub-divided to provide smaller units from approximately 3,000 sq ft

Rare opportunity to lease a substantial retail/showcase unit in a prime location.



FIND ON GOOGLE MAPS



FLOOR AREA

Gross Internal Area: 557.41 m² (6,000 ft²).

The space can be sub-divided to provide smaller units from approximately 3,000 sq ft

SERVICES

Mains water, gas and electricity. Drainage is to the public sewer system.

RATEABLE VALUE

Showroom – NAV/RV £74,750

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

PLANNING

The premises benefits from Class 1A – Shops. The property would suit a range of alternative uses. These include; bulky goods retail, trade-counter, assembly & leisure etc. Please contact the agents to discuss your requirements.

EPC

Details available on request.

SERVICE CHARGE

Further information available on request.

LEASE TERMS

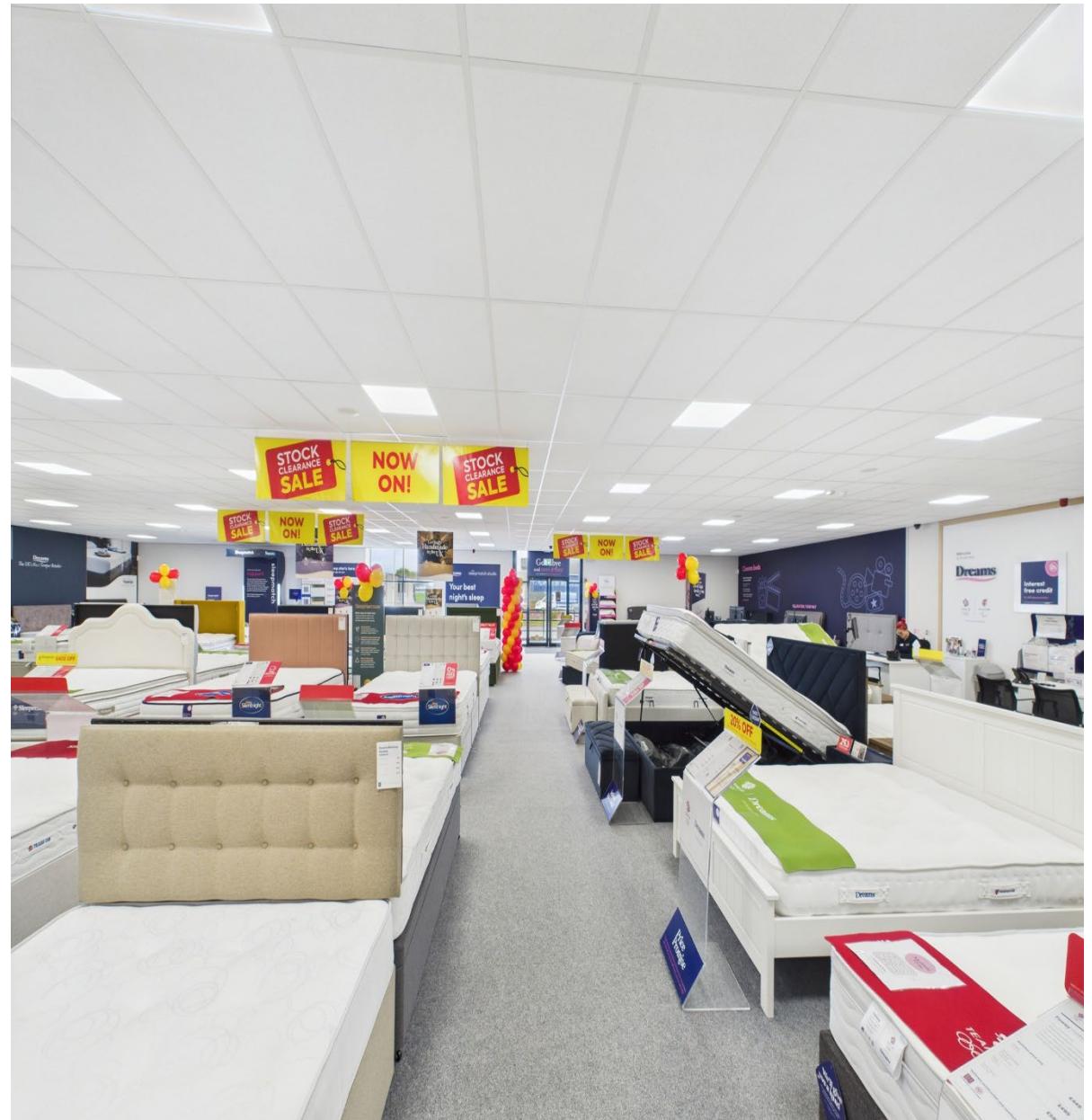
Available To Let on FRI terms.

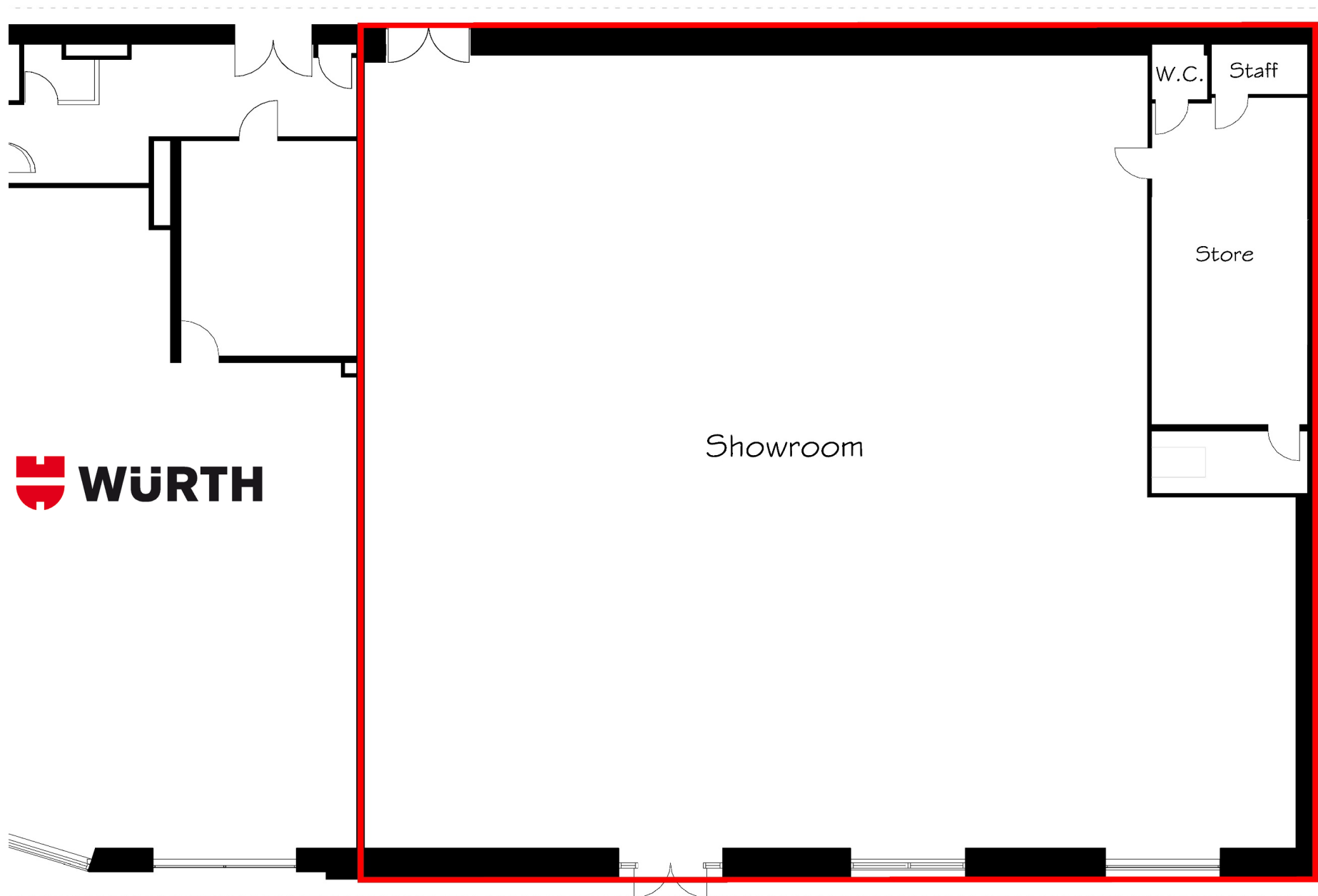
LEGAL COSTS

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

ENTRY

Entry is available from 18th July 2025, subject to agreement.







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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: JUNE 2025

