

# TO LET

SHOWROOM / RETAIL  
TRADE COUNTER

PRIME LOCATION

MODERN BUILDING

SPACE FROM 3,000 FT<sup>2</sup> TO 6,000 FT<sup>2</sup>

EASY ACCESS TO TRUNK ROADS

DEDICATED ON-SITE PARKING

SUITABLE FOR VARIOUS USES, STP

EARLY ENTRY AVAILABLE

RENT FROM £50,000 PER ANNUM



WHAT 3 WORDS



VIRTUAL TOUR

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

Contact: Linda Cameron | [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | 07789 004260

Stuart Main | [stuart.main@shepherd.co.uk](mailto:stuart.main@shepherd.co.uk) | 07920 284503

Neil Calder | [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | 07551 173667

[www.shepherd.co.uk](http://www.shepherd.co.uk)





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



FIND ON GOOGLE MAPS

## 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**



### **FLOOR AREA**

Gross Internal Area: 557.41 m<sup>2</sup> (6,000 ft<sup>2</sup>).

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### **SERVICES**

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

### **RATEABLE VALUE**

Showroom – NAV/RV £86,000

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.

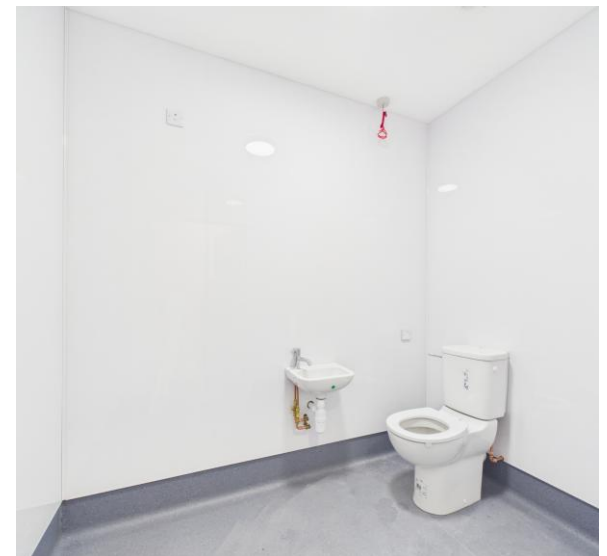
### **LEGAL COSTS**

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**

Early entry is available, subject to agreement.







**Indicative Floor Plan**





## Get in Touch

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



**Linda Cameron**

[Linda.cameron@shepherd.co.uk](mailto:Linda.cameron@shepherd.co.uk)



**Stuart Main**

[stuart.main@shepherd.co.uk](mailto:stuart.main@shepherd.co.uk)



**Neil Calder**

[n.calder@shepherd.co.uk](mailto: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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