

On the instruction of:

Arnold Clark

TO LET / MAY SELL

SHOWROOM PREMISES

PRIME LONGMAN LOCATION

MODERN BUILDING

EXTENDS TO 18,526 FT²

LARGE SITE: 1.672 ACRES

EASY ACCESS TO TRUNK ROADS

MAY SUIT VARIOUS USES, STP

HERITABLE TITLE (FREEHOLD)

PRICE ON APPLICATION



WHAT 3 WORDS

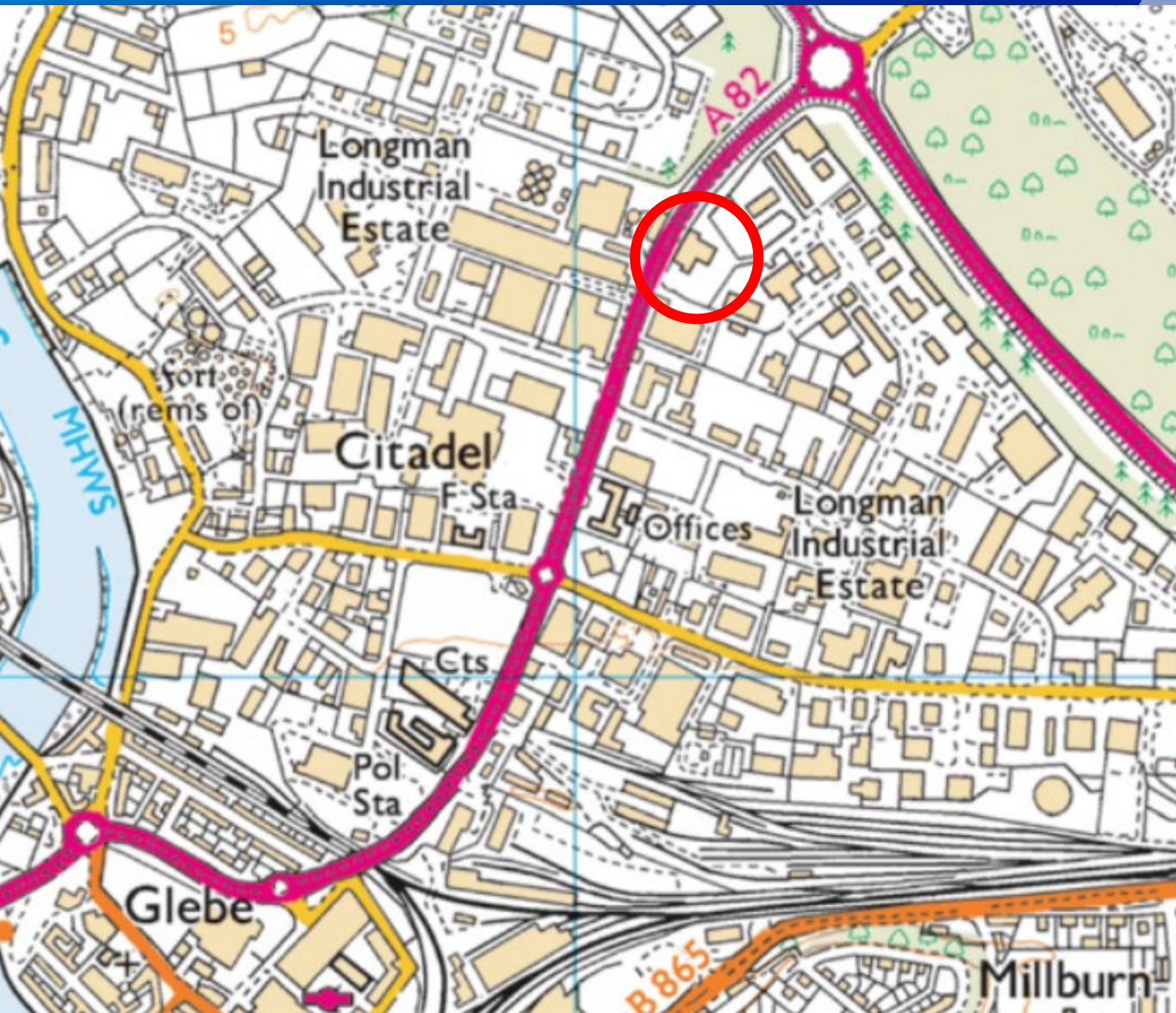


VIDEO TOUR

32 LONGMAN ROAD, INVERNESS, IV1 1RY

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LOCATION

Inverness the UK's most northern city is the commercial, administrative and business centre for the Highlands & 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. The city is served by three main trunk roads namely the A9, A82 and A96, which connect the city to Edinburgh (158 miles) and Glasgow (169 miles) to the south, Aberdeen (104 miles) to the east, Caithness to the north and Fort William (65 miles) to the west.

The city is well served by public transport and has direct rail links to Aberdeen, Edinburgh, Glasgow and Perth. It also benefits from an excellent bus network that connects Inverness to other towns and cities in the north of Scotland, as well as further south.

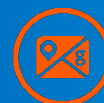
Inverness Airport is located 9 miles to the east of the city centre and has regular flights to airports across the UK and the Islands to the north and west of Scotland. British Airways operate daily flights to Heathrow and KLM operate daily flights to Amsterdam providing international connectivity to the rest of the world.

Longman Road is a prime location within the coveted Longman Industrial Estate, 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. 32 Longman Road occupies a very prominent site and enjoys extensive roadside frontage.

The subject property occupies a prominent site on the east side of Longman Road between the main Longman Roundabout where Longman Road joins the A9 trunk road and Seafield Road. The site benefits from direct access on to the south-western carriageway of Longman Road heading towards Inverness city centre. Longman Road forms part of the main A82 trunk road leading through Inverness heading south-west towards Fort William. Both the A9 and A96 are also easily accessible close by.

Neighbouring properties comprise HIS Industrial Supplies to the north of the site, BMW garage and Arnold Clark, Performance and Prestige garage to the south. Bairds Maltings is located on the opposite side of Longman Road with Tiso outdoor clothing shop lying adjacent to the Maltings. The Longman is the preferred location for the majority of businesses in Inverness due to its accessibility and prominence to traffic entering the city.

**High Profile Showroom set in Large Site
within Longman Industrial Estate**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises a standalone car showroom set on a 1.672-acre (0.68 ha) site fronting Longman Road. It features profile metal clad walls with glazed curtain walling under a flat roof. Access is directly from Longman Road. The ground floor offers an open-plan showroom with ancillary offices and welfare facilities, while the mezzanine level includes additional offices, a boardroom, and staff toilets. The site accommodates approximately 150 car parking spaces.

PLANNING

Currently operating as a car dealership, the property may suit alternative uses (subject to planning), including showroom, bulky goods retail, trade counter, or leisure. Contact the agents to discuss your requirements.

RATEABLE VALUE

To be reassessed for rating purposes on occupation.

EPC - EPC Rating: "C". Documentation is available on request.

FLOOR AREA

| Floor | (m ²) | (ft ²) |
|-------------------|-------------------|--------------------|
| Ground | 1,230.39 | 13,244 |
| First / Mezzanine | 490.75 | 5,282 |
| TOTAL | 1,721.14 | 18,526 |

LEASE / SALE TERMS

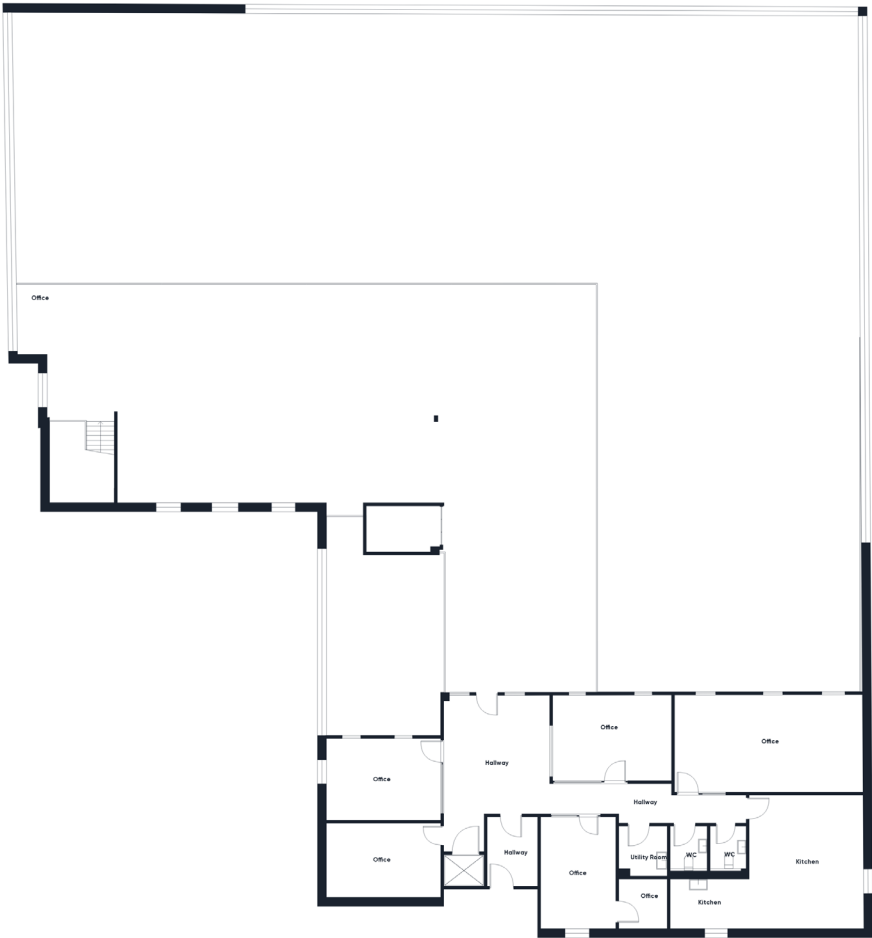
Available To Let on FRI terms – rent on application. The Heritable interest may also be available For Sale with vacant possession – price on application.

LEGAL COSTS & VAT

Each party will bear their own legal costs. The tenant/purchaser will be responsible for LBTT, registration dues, and VAT. VAT will be applicable to any transaction.



Ground Floor



First Floor







INDICATIVE SITE PLAN



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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