

TO LET

NEW BUILD COMMERCIAL UNITS

4 New Build Retail Units
Phase 2 Milton of Leys
District Centre

Flexible Space Options
From 978 ft² to 4,915 ft²

Multiple Units can be Combined to
Accommodate Larger
Floor Space Requirements

May Suit Various Uses, STP

Flexible Lease Terms

Completion Targeted for
November 2025

On-Site Car Parking
Secure Cycle Storage

Easy Connection to A9 Trunk Road

Rent From:
£20,000 per annum

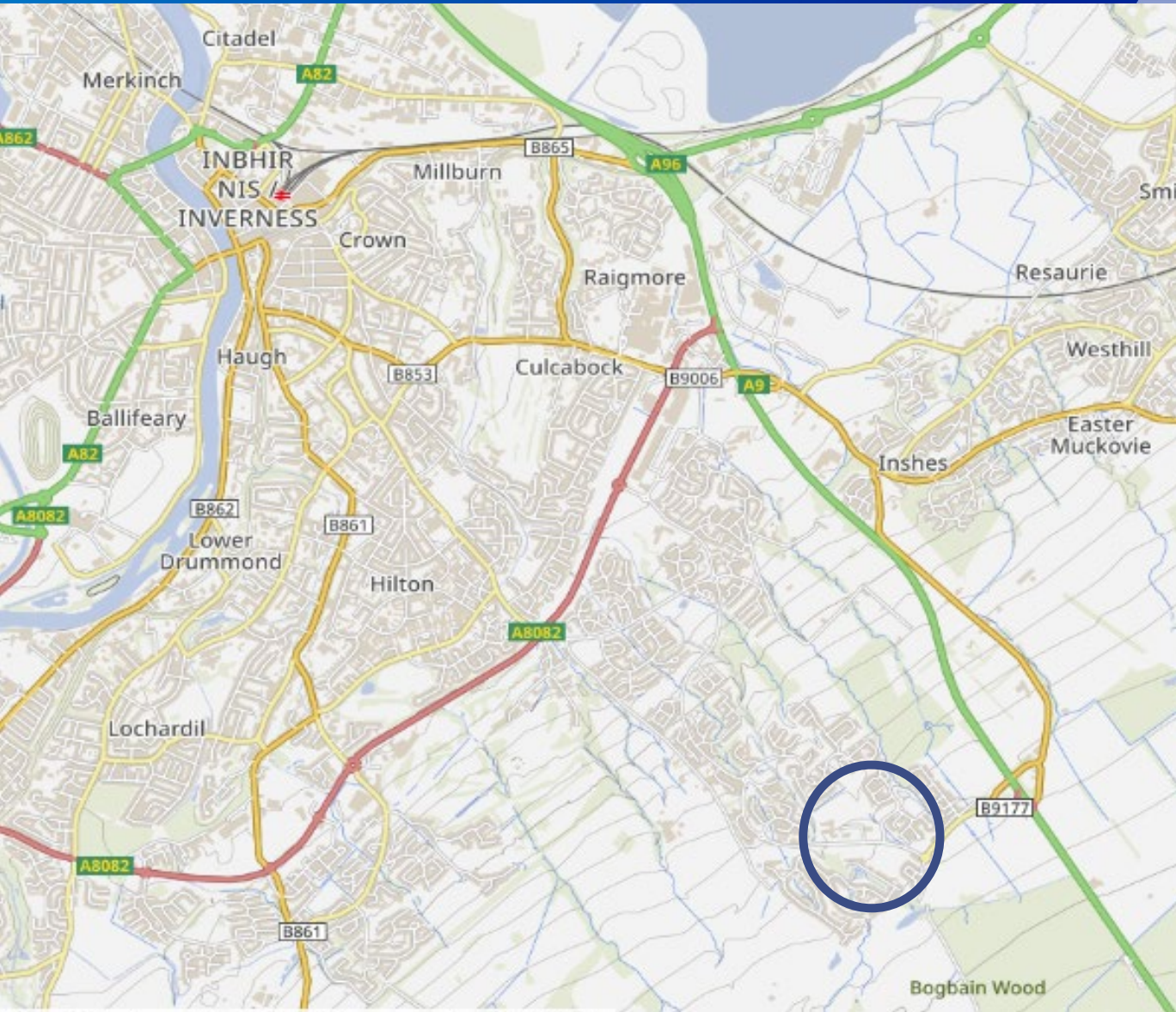
NEW BUILD COMMERCIAL DEVELOPMENT LEYS SQUARE, MILTON OF LEYS, INVERNESS, IV2 6HF

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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 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. Inverness Airport is located at Dalcross approximately 9 miles to the northeast and serves as a key transport hub for the Scottish Highlands and Islands, offering flights to major UK and European destinations like London, Manchester and Amsterdam.

The subjects form part of a District Centre located within the heart of Milton of Leys a large, modern, and rapidly growing residential suburb located on the southern edge of Inverness, known for its family-orientated community and convenient amenities, including the local Milton of Leys primary school, green spaces, play areas and shops.

The area has become one of the city's fastest-growing areas, offering a mix of suburban tranquility whilst having easy access to the city centre which lies approximately 4.3 miles to the north-west via the main A9 trunk road or only 3.9 miles via Milton of Leys Road connecting to Inshes Road and Old Edinburgh Road leading to the city centre.

The subjects will comprise Phase 2 of a mixed-use District Centre lying within the heart of Milton of Leys. An existing terrace of 4 units are occupied by the Co-operative Food, Milton of Leys Pharmacy, Wee Delhi Indian Takeaway and a Fish & Chip shop.

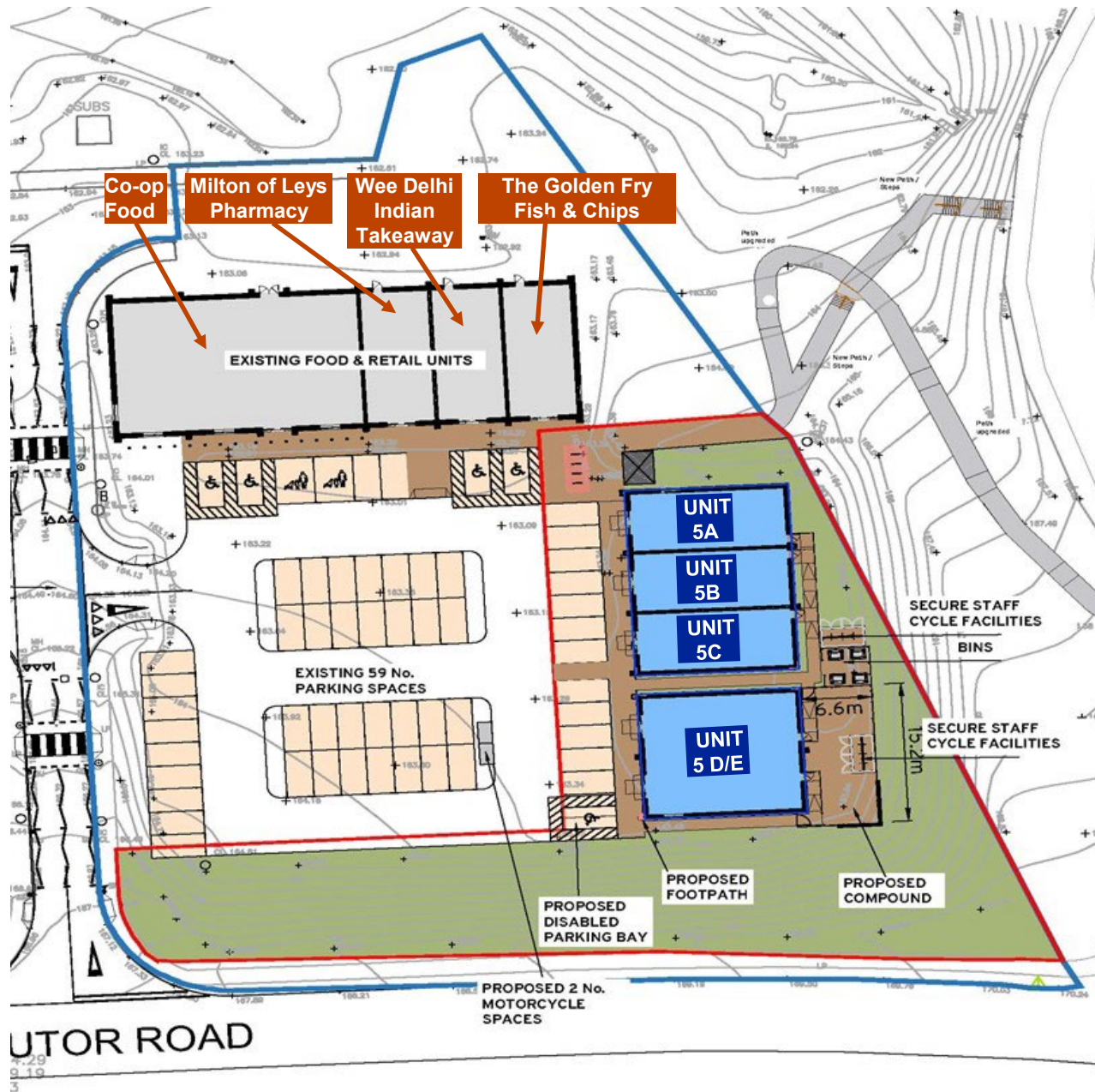
**NEW BUILD UNITS
MILTON OF LEYS, INVERNESS**



WHAT 3 WORDS



FIND ON
GOOGLE MAPS



The Property

The property comprises Phase 2 of Milton of Leys District Centre which currently comprises a multi-occupied terrace of 4 units.

The new build units will be set perpendicular to the existing units and will comprise a terrace consisting of a block of 3 smaller units plus a larger standalone unit. An indicative site layout plan is provided opposite showing the available units highlighted in blue.

The units will be of steel portal frame construction with the design mirroring the existing development which includes trapezoidal roof panels, off-white wet dash render, facing blockwork, dark grey rainwater goods and matching aluminium-framed windows.

The new development is well progressed with construction scheduled for completion in November 2025.

Each unit will be configured to provide a single open plan space ready for a new tenant's fitout. Multiple units can be combined to accommodate larger floor space requirements.

Each unit will have the benefit of a solid floor, an attractive glazed frontage with overhead space for tenant's signage and a pedestrian fire door at the rear. The units will be provided in a developer shell specification ready for an incoming occupier's own fitout.

The overall site provides ample demarcated car parking spaces to serve the development including block paved sections in front of the units. Disabled parking bays will also be included. Both on-site bin storage and secure staff cycle facilities will be provided at the rear of the units.



Floor Areas

The units available along with their floor areas and quoting rentals are detailed within the table below:-

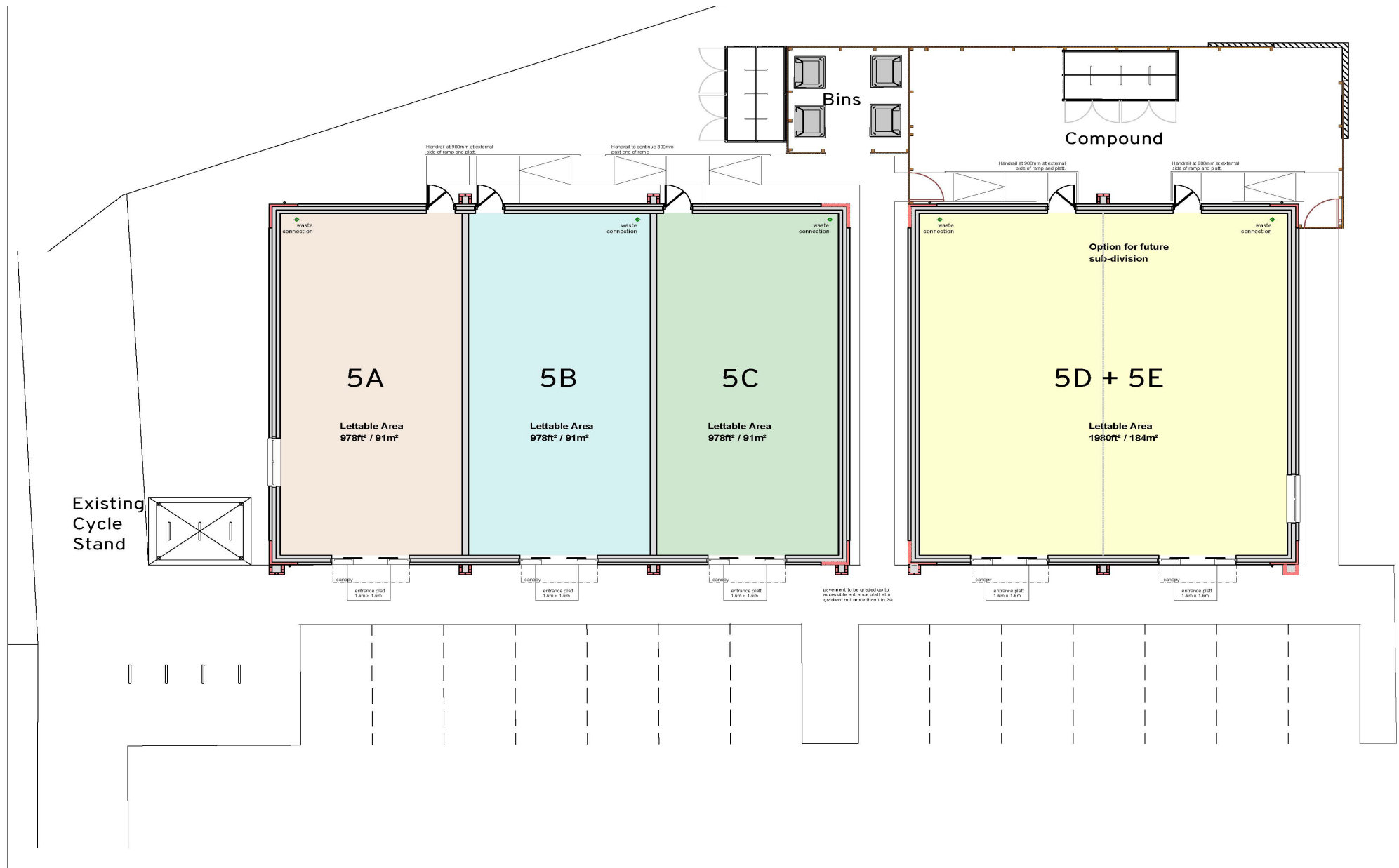
Unit No.	Floor Area		Rent per annum	Availability
Unit 5A	90.93 m ²	978 ft ²	£20,000	TO LET
Unit 5B	90.93 m ²	978 ft ²	£20,000	TO LET
Unit 5C	90.93 m ²	978 ft ²	£20,000	TO LET
Unit 5D/5E	184.01 m ²	1,981 ft ²	£35,000	TO LET
TOTAL:	456.80 m²	4,915 ft²		

Flexible space options are available.

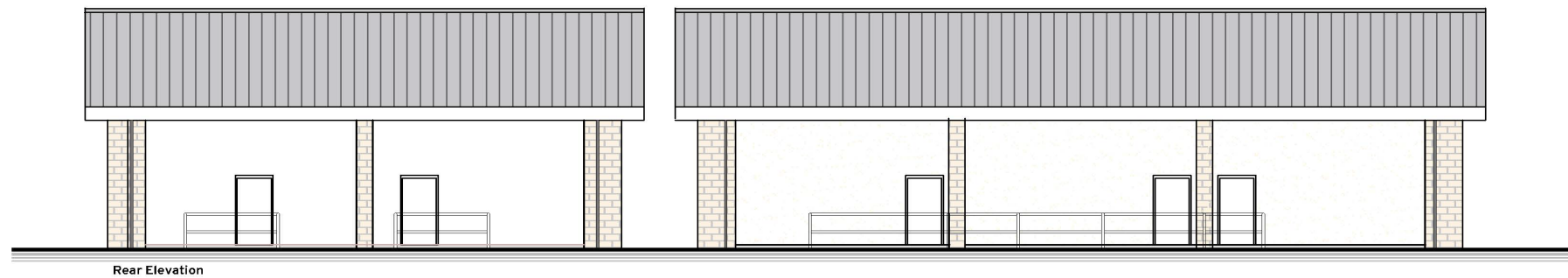
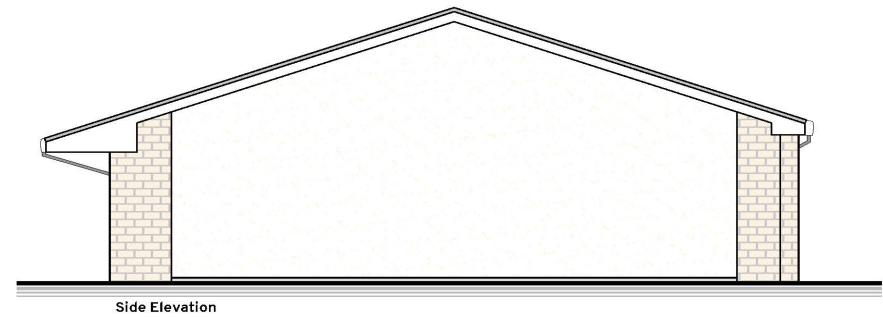
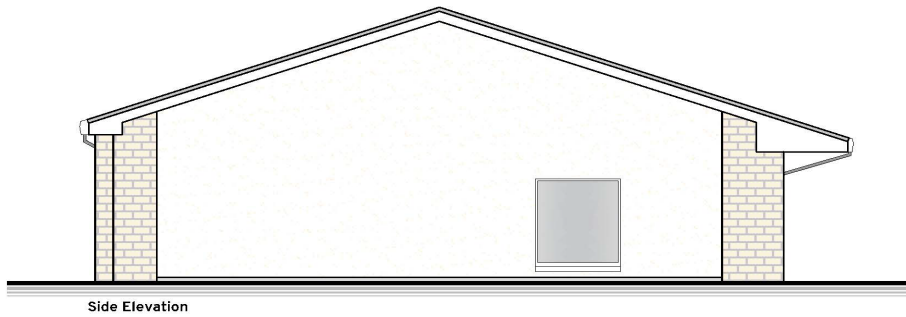
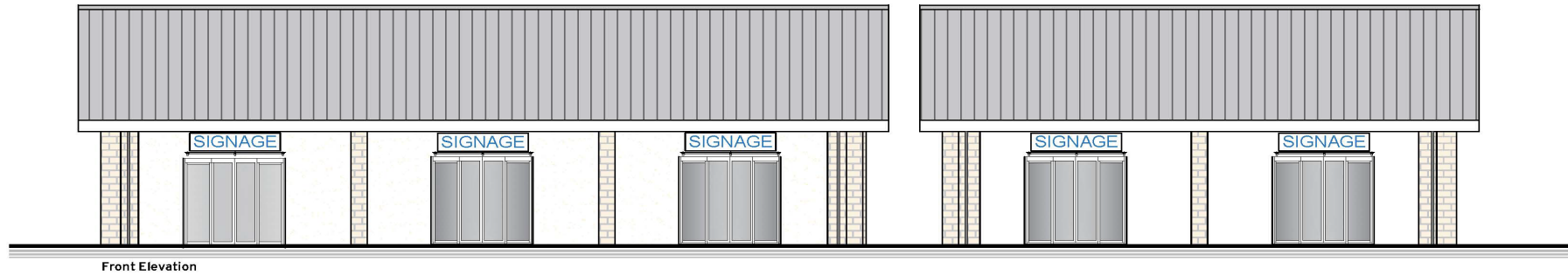
Units 5A, 5B and 5C comprising the terrace of 3 smaller units can be let individually or combined to suit larger floor space requirements.

Units 5D and 5E comprising the larger standalone double unit is available as a single larger unit or possible sub-division if required.

Please discuss your floor area requirements with either of the marketing agents.







Business Rates

Each unit will require to be assessed for business rates on occupation. The incoming tenant will qualify for Business Growth Accelerator Relief for the first 12 months of any occupation.

Planning

The units benefit from Planning Use Class 1A (Shops, Financial, Professional and Other Services) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The units may suit a range of other uses Subject to Planning. Please contact either of the joint marketing agents to discuss any proposals.

Service Charge

The tenants are responsible for service charge costs in relation to repair and maintenance of the common parts of the development. Further details can be provided to interested parties.

Energy Performance Certificate

EPC Certificates and Recommendation Reports for each of the units are available on completion of construction.

Lease Terms

The units are available "To Let" on flexible lease terms at the quoting rentals detailed in the Availability Table detailed on Page 4.

Legal Costs & VAT

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.

Get in Touch

For further information or viewing arrangements please contact the joint 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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