



TO LET

**SHOWROOM /
TRADE COUNTER UNIT**

**STANDALONE UNIT WITH
SECURE YARD & CAR PARKING**

**2-BAY FLEXIBLE BUILDING
MAY SUB-DIVIDE**

**LOCATED WITHIN THE PRIME
LONGMAN INDUSTRIAL ESTATE**

FLOOR AREA: 652 M² (7,020 FT²)

SITE AREA: 0.50 ACRES (0.20 HA)

MAY SUIT VARIOUS USES, STP

**EASY ACCESS TO
MAIN TRUNK ROAD NETWORK**

**ASSIGNATION / SUB-LEASE OF
EXISTING LEASE – 14 APRIL 2028**

RENT: £63,750 PER ANNUM



WHAT 3 WORDS



VIDEO TOUR

32 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 located at Dalcross 8 miles to the east of the city centre which operates regular UK domestic and European flights. Inverness College UHI at Beechwood is 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 easily connects to both the main A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road.

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

**Prominent Industrial Unit with Secure Yard
located in the Longman Industrial Estate**



FIND ON GOOGLE MAPS



Description

The subjects comprise a standalone two bay interconnected showroom and trade counter unit with on site car parking and a secure yard to the rear.

The building is of steel portal frame construction with large glazed curtain walling fronting Seafield Road. The remaining external walls are of full height concrete blockwork beneath pitched roofs clad in metal sheeting. There are three rear vehicle access roller shutter doors leading to the secure yard area, with an eaves height of circa four metres.

The property occupies a total site area of approximately 0.50 acres or 0.20 hectares. The rear tarmac surfaced yard is secured by a steel palisade fence with pedestrian and vehicular gated access at both the north and south elevations.

Internally, the ground floor accommodation is currently arranged to provide former medical diagnostic laboratory space together with offices, workshop areas, storage and staff ancillary accommodation. A small mezzanine store is accessed from the rear workshop. The property could be readily reconfigured or sub divided to suit an incoming occupier. Alternative uses including showroom, trade counter or light industrial may be permissible subject to planning, and interested parties are advised to discuss proposals with the marketing agents.

Floor Areas

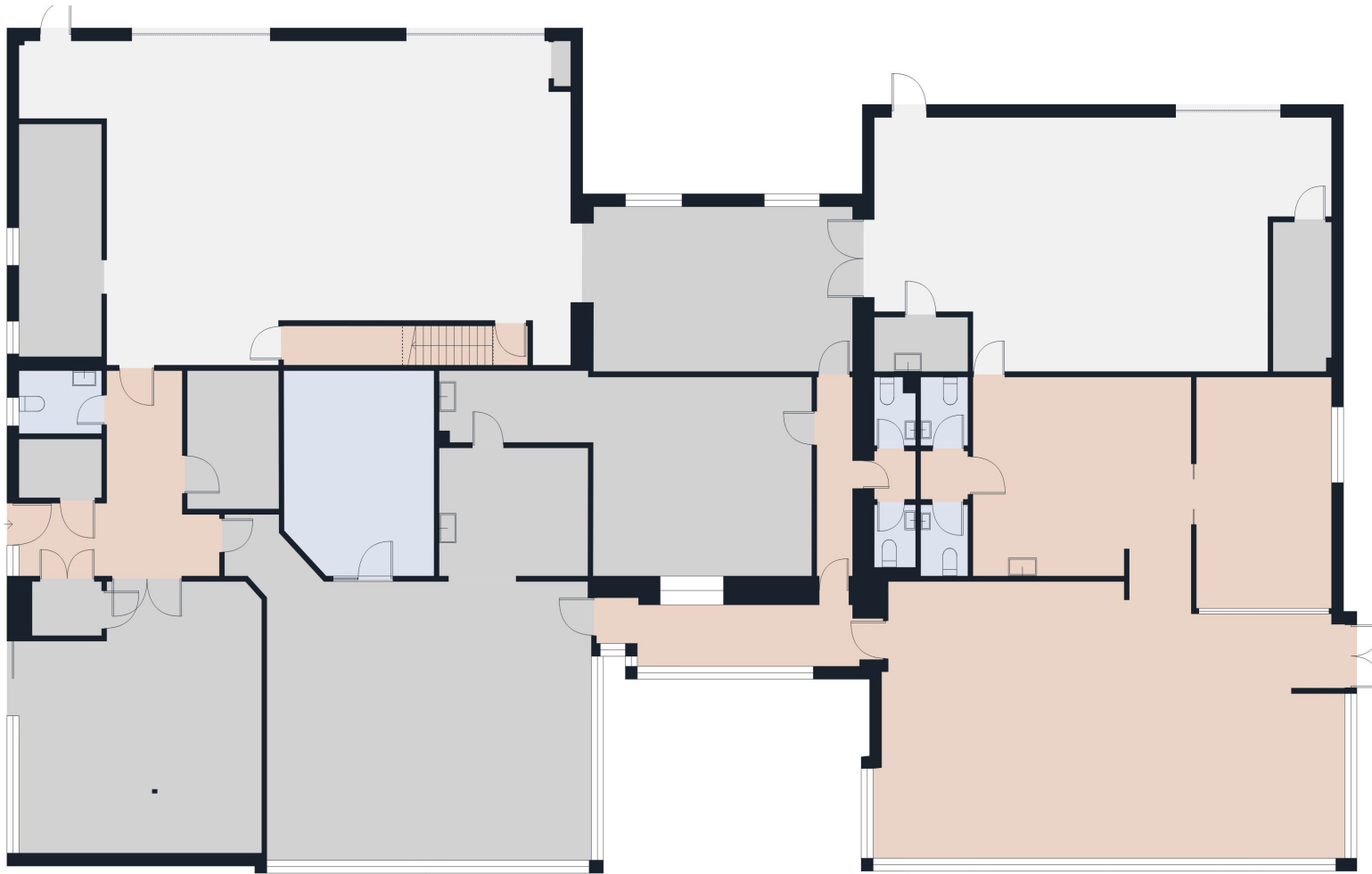
| Accommodation | m ² | ft ² |
|--|----------------|-----------------|
| Ground Floor: Former Diagnostic Labs, Offices, Workshops, Storage & Staff Ancillary Areas | 600.91 | 6,469 |
| Mezzanine Storage | 51.16 | 551 |
| Total Floor Area: | 652.07 | 7,020 |



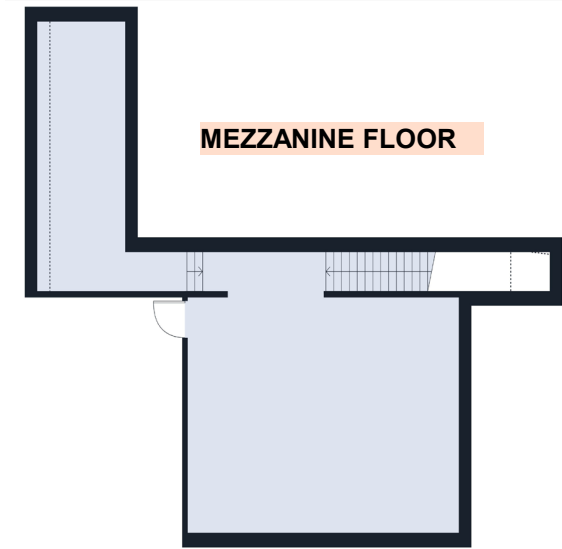




GROUND FLOOR



MEZZANINE FLOOR



Business Rates

The property is currently entered in the Valuation Roll as 2 entries. The current values and proposed values from 1 April 2026 are as follows:-

SHOWROOM - NAV/RV: £24,000 (Proposed: £27,500)

SHOWROOM - NAV/RV: £44,000 (Proposed: £49,250)

Planning

Planning Use Class 4 (Business), Class 5 – General Industrial and Class 6 – Storage or Distribution. The building may suit a range of other uses Subject to Planning. Please contact either of the joint marketing agents to discuss any proposals.

Energy Performance Certificates

32 Seafield Road: Rating: "F".

32A Seafield Road: Rating: "D".

32B Seafield Road: Rating "G".

The EPC Certification is available on request.

Lease Terms & Rental

The property is held on full repairing and insuring lease terms, subject to a Schedule of Condition. The lease expires on 14 April 2028 and the remaining term is available by way of assignation or sub letting. An extension beyond this date may be agreeable, subject to landlord participation. The current passing rent is £63,750 per annum exclusive of VAT. An upward only rent review is due on 15 April 2026.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be liable for any LBTT, Registration Dues and any VAT thereon.

VAT

The property is elected for the purposes of VAT. VAT will apply to the rental.

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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