



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

LEASE FOR SALE/TO LET

Industrial/Warehouse Unit

ON THE INSTRUCTION OF
WOODROW'S OF DUNFERMLINE

20 Seafield Road

Longman Industrial Estate, Inverness

Floor Area: 924 Sq M / 9,950 Sq Ft

Secure Site Extending to 0.68 Acre



20 Seafield Road Inverness

LOCATION

Seafield Road is located within the established Longman Industrial Estate. The property enjoys easy access to the A9 and A96 which are the main arterial trunk roads serving the Highland and Grampian areas. Surrounding occupiers include Tulloch Timber Systems, Pickfords, Highland Industrial Supplies, Corrie Group and Pipeline Centre together with numerous other national and established local traders, as shown on the location plan.



DESCRIPTION

The subjects comprise a detached warehouse/workshop built circa 1980 of conventional steel frame construction and extended thereafter. The unit benefits from a large secure site with tarmac yard to the side and rear. The site extends in total to 0.68 acre (0.275ha) or thereby and is bounded by a chain link fence. There is a dedicated car parking area at the front.

Internally, the main warehouse has a concrete screed floor, lighting is via sodium and fluorescent strip lights and heating is provided by gas fired warm air space heaters. The subjects have mains supplies of water, electricity and gas. Drainage is to the main public sewer.

ACCOMMODATION

The accommodation may be summarised as follows:-

Warehouse, Servicing Bay, Storage Room, Control Room, Office 1, Office 2, Staff Room and Toilets.

In accordance with RICS Code of Measuring Practice the internal floor area has been calculated as follows:-

Total: 924 sq m (9,950 sq ft)

Site Area: 3,300 sq yards (29,313 sq ft)

RATEABLE VALUE

The subjects are listed in the current Valuation Roll as follows:-

NAV / RV of £42,000

NAV/RV £42,000 The uniform business rate for commercial premises in Scotland is 48.5p in the pound for the financial year 2009/2010, for rateable values over £29,000, excluding water and sewerage charges.

Disclaimer

Messrs Grant Stewart Chartered Surveyors for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart Chartered Surveyors has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Date of publication: March 2009

PLANNING

The subjects shall be used for any purpose which falls within Class 5 (General Industrial) or 6 (Storage or Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties with alternative uses are advised to contact the local planning department (01463 720 601).

TERMS

Our Client wishes to Assign their Leasehold interest, however, may consider a Sub Lease dependant upon covenant strength. The premises are held on a Ground Lease from The Highland Council and the passing rental is £10,150 per annum. The remaining term expires in August 2017 and is subject to review in August 2012. Upon expiry of the Ground Lease (subject to providing requisite notice) the Tenant has the right to request the landlords to grant a renewal on terms to be agreed.

PRICE

Our Client is seeking offers in excess of £200,000 (Two Hundred Thousand Pounds) to dispose of their Leasehold interest. Alternatively, a Sub Lease shall be considered at a rental of £60,000 per annum.

COSTS

The incoming occupier shall be responsible for our Client's reasonably incurred legal costs including Stamp Duty Land Tax, Registration Dues, the cost of obtaining Landlords Consent and VAT thereon.

VAT

All figures quoted are exclusive of VAT.

ENTRY

Early entry is available.

FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents:-

Contact: Neil Calder

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Please note this brochure is also available in pdf format.

