



# Grant Stewart

Chartered Surveyors & Estate Agents  
DEVELOPMENT CONSULTANTS

## TO LET

DUE TO RELOCATION

WAREHOUSE PREMISES WITH  
TRADE COUNTER

**UNIT 5, 27 Harbour Road  
Inverness, IV1 1SY**

**GIA: 900 SQ M (9,668 SQ FT)**

SUITABLE FOR SUB DIVISION



# UNIT 5, 27 HARBOUR ROAD, INVERNESS IV1 1SY



## LOCATION

Harbour Road is the prime thoroughfare within the Longman Industrial Estate. The property is located in a prominent corner position on a spur road which links on to Longman Road. The property enjoys easy access to the A9 and A96 which are the main arterial trunk roads serving the Highland and Grampian areas. The neighbouring occupiers comprise a wide mix of national and established local operators, Keyline occupy the adjoining premises. Sheffield Insulations have recently opened a new 14,500 sq ft trade counter warehouse nearby.

## DESCRIPTION

The subjects comprise a substantial warehouse building with trade counter, which was formerly occupied by Plumbstore. The building is of conventional steel framed construction with a profile steel sheet roof and concrete floors. The eaves height extends to 8.25m. There is a metal sliding door on the front elevation which opens 6.00m x 5.45m. There is also the added benefit of rear access from an electrically operated roller shutter door, which opens 3.45m x 5.45m, therefore, the building lends itself suitable to subdivision. Dedicated parking space is available adjacent to the frontage and at the rear where there is a small yard.

## ACCOMMODATION

The gross internal floor area extends to approximately 900 sq m (9,688 sq ft). The foregoing area has been measured in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## SERVICES

Mains water, electricity, gas and drainage.

## RATEABLE VALUE

The subjects are listed in the current Valuation Roll at a NAV/RV of £40,000. The Unified Business Rate for the 2010/2011 Financial Year is 41.4 pence in the pound for rateable values over £35,000, exclusive of water and sewerage rates.

## LEASE TERMS

The premises are available To Let on Full Repairing and Insuring terms for a minimum period of 10 years.

## PRICE

The premises are available at a rental of £50,000 per annum. Incentives are available dependant upon lease term and covenant strength.

## COSTS

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

## VAT

We are advised that the property is not elected for VAT purposes.

## ENTRY

Early entry is available.

## FURTHER INFORMATION

Viewing arrangements and further information can be obtained by contacting the following:-



Contact: Neil Calder  
Email: nc@gs-cs.co.uk

Grant Stewart Chartered Surveyors  
Ness Mews  
Ardross Place  
Inverness  
IV3 5BY

Tel:- 01463 718719  
Fax:- 01463 710712  
Web:- www.gs-cs.co.uk

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