



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

Industrial | Open Storage | Development Site
with Planning Permission & Building Warrant

**Corner Site Extending to 0.31 Hectares
(0.77 acres / 3,116 sq m) or thereby**

Suitable for the construction of two 397.15 sq m
(4,275 sq ft) Industrial Units

**FRESSON BUSINESS PARK,
8 LONGMAN DRIVE, INVERNESS**



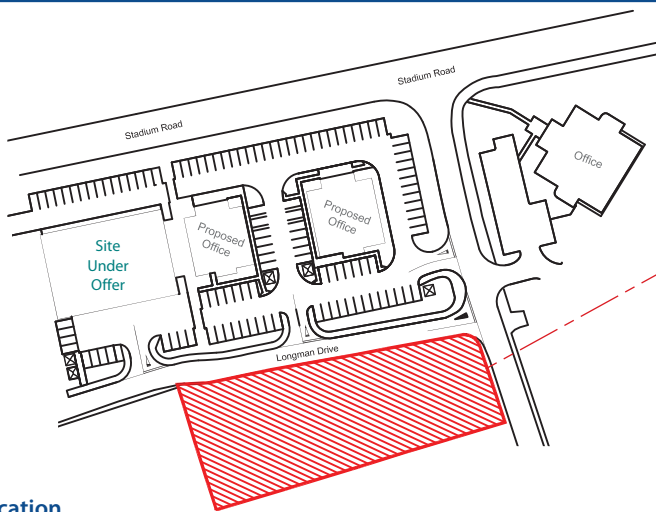
FRESSON
BUSINESS PARK

ON THE INSTRUCTIONS OF



ROKBY LLP





Location

Fresson Business Park is located on the northern periphery of Inverness within the prime Longman Industrial Estate. The site is positioned on a corner of Longman Drive and benefits for excellent accessibility to the A9 and A96 trunk roads network. Surrounding occupiers are of a mixed commercial nature including office, trade counter and industrial users.

Description

The subjects comprise a generally level corner site. We have been advised that the developable site area extends to approximately 0.31 hectares (0.77 acres). The indicative boundaries are shown outlined in red on the plan above. The site is suitable for open storage or similar use and also benefits from an existing planning consent for the construction of two 397.15 sq m (4,275 sq ft) industrial buildings.

Development

Planning Consent and Building Warrant has been obtained for the construction of two 397.15 sq m (4,275 sq ft) industrial buildings for use within Class 5 or 6 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 720 606).

Ground Lease

The site is subject to a 124 year Ground Lease from Highland Council which commenced in 2006. The current passing rent is £11,800 pa.

Services

Mains water, electricity and drainage is located nearby.

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.

Price

Our client is seeking offers in excess of £150,000 plus VAT for the sale of their Ground Lease interest.

Costs

Each party will be responsible for their own legal fees and the purchaser responsible for any stamp duty costs.

Further Information

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

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

Please note this brochure is also available in pdf format.



ON THE INSTRUCTIONS OF ROKEBY LLP