



**ALLIED
SCOTLAND**
Chartered Surveyors

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TO LET
UNIT 3, 57 HARBOUR ROAD
INVERNESS
IV1 1UF



- Mid terraced industrial unit.
- Prominently situated in popular Longman Industrial Estate.
- GIA of 484 Square feet (45 sq m).
- Ideal Starter Unit.
- Flexible lease terms available.
- Available for £6,900 per annum.

LOCATION

The subjects are located on Harbour Road, within the Longman Industrial Estate, the main industrial location in the Highland Capital of Inverness. The subjects benefit from close proximity to both the city centre and also the road network with the A9, A96 and A82 being nearby.

Surrounding occupiers include Parks Motor Group, Plant and Fixings and Dingbro.

DESCRIPTION

The subjects comprised a mid terraced single storey industrial unit of modern block construction beneath a mono pitched roof. The property benefits from an open plan area internally and a WC and office has been fitted. To the exterior of the subjects there is a communal yard with ample car parking facilities.

ACCOMMODATION

The Gross Internal Area extends to 484 Square feet (45 sq m).

SERVICES

The property is connected to mains water, electricity and drainage.

RATEABLE VALUE

The subjects are entered in the current valuation roll with a rateable value of £5750, making them eligible for 100% rates relief for eligible properties under the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

Available upon request. To be confirmed.

LEASE TERMS

A new lease is offered on a full repairing and insuring basis. Each party to the lease will be responsible for their own legal costs. Entry to be mutually agreed.

RENT

Rental offers starting in the region of £6,900 per annum.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray and Cydney Risko at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

INVERNESS

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