

GROUND FLOOR RIGHT OFFICE, MARR HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS, IV2 3JJ



GROUND FLOOR RIGHT SUITE, MARR HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3JJ

LOCATION

The property is located within the popular Beechwood Business Park on the southern outskirts of Inverness close to Beechwood UHI Campus and Raigmore Hospital. The park enjoys easy access to the main A9 trunk road and close connection to the main A96 trunk road

DESCRIPTION

The property comprises ground floor office space comprising 2 open plan rooms within Marr House a modern 2-storey standalone office pavilion. The space benefits from its own glazed entrance door set within a large glazed frontage, suspended ceiling grids with inset fluorescent lighting and electric heating as well as 4 on site car parking spaces. In addition to the ground floor space there is a further office (Room 2) located on the first floor of the building.

LEASE DETAILS

The ground floor right office is held on full repairing and insuring lease terms expiring on 2nd May 2021 with the first floor office also held on FRI lease terms until 18th December 2021. Our client is seeking to assign or sub-let their remaining leasehold interest in both spaces, as individual suites or as a whole. A rental of £9,268 per annum, exclusive of VAT is sought in respect of the Ground Floor Right Office and a rental of £3,586 per annum, exclusive of VAT is sought in respect of the First Floor Office.

Alternatively, the landlord may be willing to consider entering in to a new lease on terms to be agreed.

RATEABLE VALUE

The property is entered in the current Valuation Roll with the undernoted Rateable Values:-

Ground Floor Office: £11,500 / Room 2, First Floor: £6,250

The property qualifies for rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Class 4 (Business) Use.

SERVICE CHARGE

A service charge applies to the common areas of the building. Details are available on request.

EPC

Details available on request.

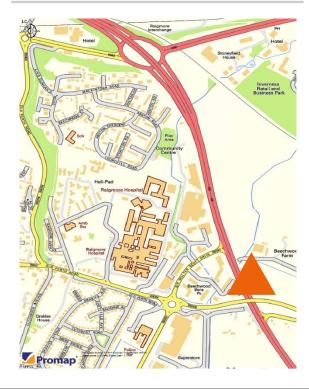




COSTS

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

ACCOMMODATION	m ²	ft ²
Ground Floor Right Office	61	662
First Floor Office	18	195
TOTAL	79	857



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA Tel: 01463 712239 Linda Cameron: linda.cameron@shepherd.co.uk / Neil Calder: n.calder@shepherd.co.uk





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lesses, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lesses must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

PUBLICATION: NOVEMBER 2019