

TO LET

INDUSTRIAL & TRADE COUNTER

UNIT C, 24 LONGMAN DRIVE, INVERNESS, IV1 1SU

- MID-TERRACED INDUSTRIAL UNIT WITHIN PRIME LONGMAN INDUSTRIAL ESTATE
- FLOOR AREA: 116.5M² (1,255 FT²)
- SECURE YARD AREA TO FRONT
- HIGH EAVES HEIGHT OF 7 METRES
- QUALIFIES FOR 100% RATES RELIEF
- SUITABLE FOR VARIOUS USES
- EASY CONNECTION TO MAIN ROAD NETWORK

LOCATION: Mid-Terraced industrial unit forming part of a larger building. The unit benefits from a solid floor slab, translucent daylight roof panels, Halogen spot lights and an eaves height of approximately 7 metres.

FLOOR AREA: 116.5 m² (1,255 ft²)

RENT: £12,000, exclusive of VAT, per annum.

RATEABLE VALUE: £9,100

The unit may qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

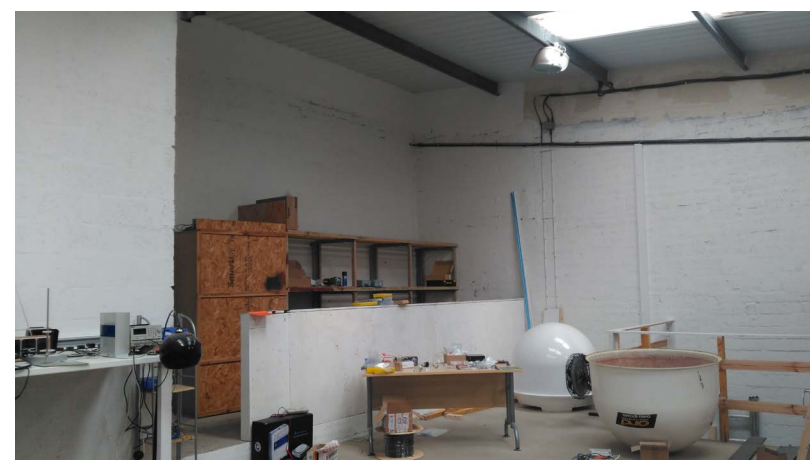
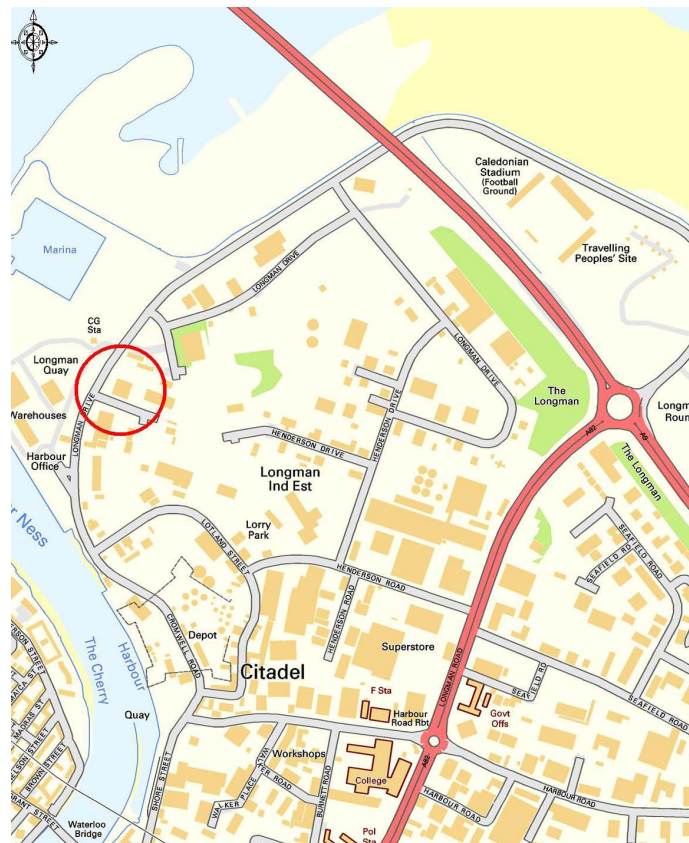
PLANNING: Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution).

LEASE DETAILS: Available on new FRI lease terms for a period to be agreed. A rent of £12,000, exclusive of VAT, per annum is sought.

VAT: VAT will apply to any transaction.

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.



VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the agents:-

Shepherd Commercial

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39-41 Harbour Road,
Inverness IV1 1UA

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June 2018