



AVAILABLE TO LET

Unit 3 & 7 | 23 Harbour Road

23 Harbour Road, Inverness IV1 1QG

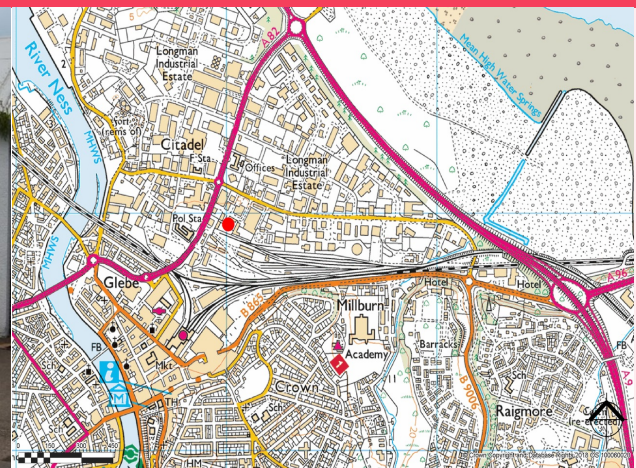


Industrial for rent, 2,847 sq ft, £25,000 per annum

For more information visit <https://realla.co/m/42871-unit-3-7-23-harbour-road-23-harbour-road>

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Industrial & Retail Unit with parking

The property occupies an attractive position on Harbour Road situated within the Longman Industrial Estate. The Longman Industrial Estate is the main business / industrial location in the city of Inverness with easy access to the A9 trunk road. New Developments are on-going nearby including the new Justice Centre. Adjacent businesses include Highland Wholefoods and Simply Pets.

The property comprises commercial premises in a larger terraced block. They form an integrated retail and warehouse space. The property benefits from 5 car parking spaces.

The accommodation may be summarised as follows:

Ground Floor: Main Retail Area, Warehouse Area, Storage Area, Kitchen, Meeting Room and WC.

The Gross Internal Area extends to 264.46 sq.m / 2,847 sq.ft or thereby.

Retail Space – 145.89 sq.m / 1570 sq.ft.

Warehouse Space – 118.57 sq.m / 1276 sq.ft.

The property benefits from Class 1 (Retail), Class 4 (Business) and Class 5 (Industrial) Uses.

We understand that the property is connected to mains supply for water, gas and electricity whilst drainage is to the main sewer. There is gas central heating.

Highlights

- New Full Repairing & Insuring Lease available
- GIA: 264.46 sq.m / 2,847 sq.ft or thereby
- Rental: £25,000 per annum
- May Sub-divide
- Prominent location within Longman Industrial Estate

Property details

Rateable value	£19,600
VAT charges	It should be noted that all figures quoted are net of VAT.
Lease details	The property is available to lease on Full Repairing and Insuring terms for a minimum period of 5 years.
EPC certificate	Available on request

More information

[Visit microsite](#)

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Contact us

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