

# FOR SALE

## NEW BUILD COMMERCIAL UNITS

SLACKBUIE FARM ROAD, SLACKBUIE, INVERNESS

- 5 NEW BUILD GROUND FLOOR COMMERCIAL UNITS
- POPULAR SLACKBUIE AREA OF INVERNESS
- SET AROUND A FEATURE COMMUNITY SQUARE
- ON-SITE CAR PARKING
- MAY QUALIFY FOR 100% RATES RELIEF
- EASY CONNECTION TO MAIN ROAD NETWORK (B8082)



**BUILDING TYPE:** New Build Mixed Use Commercial Units housed within two 3-storey buildings at ground floor level incorporating large areas of glazing facing out towards a community square with adjacent car parking. The units comprise part of a New Build - Mixed Use/Residential Scheme.

**RATEABLE VALUE:** To be assessed.

The units may qualify for 100% rates relief.

**PLANNING:** The undernoted uses may be suitable, subject to securing planning consent.

Class 1 (Shops)

Class 2 (Financial, Professional and Other Uses)

Class 4 (Business)

Class 11 (Assembly & Leisure)

Planning permission for the development will be subject to conclusion of a legal agreement and the granted scheme will be subject to a condition which will set out acceptable uses for the ground floor units. Please speak to the marketing agent for further information.

**SALE PRICE:** The units are available for sale on completion. Please contact the marketing agent for quoting prices.

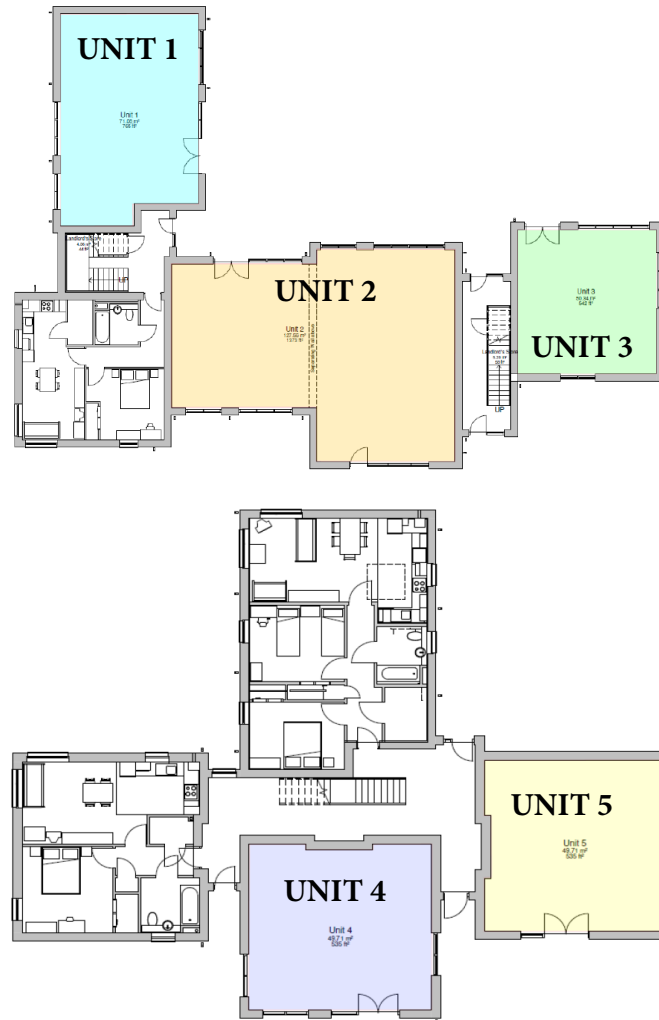
**VAT:** VAT will apply to any transaction.

**EPC:** Details available on request

**COSTS:** Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



### INDICATIVE FLOOR LAYOUT.



UNIT NO.	M <sup>2</sup>	FT <sup>2</sup>
1	71.1	765
2	127.6	1,373
3	50.3	542
4	49.7	535
5	49.7	535
	<b>348.4</b>	<b>3,750</b>

### INDICATIVE SITE LAYOUT



### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

#### Shepherd Commercial

Mulberry House,  
39-41 Harbour Road,  
Inverness IV1 1UA

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ON THE INSTRUCTIONS OF



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