

TO LET
WORKSHOP & LARGE YARD

**GRAHAM
SIBBALD**



**Station Yard & Buildings,
Station Road, Beauly,
Inverness-Shire, IV4 7EG**

- New FRI Lease Available
- £35,000 per annum (payable quarterly in advance) net of VAT.
- 1.4 acre site approximately
- Workshop Gross Internal Area (G.I.A.) 197.83 Sq.m / 2,129 Sq.ft or thereby plus separate office / staff facilities

LOCATION

The premises are located on the outskirts of Beauly around 12 miles west of Inverness. They are situated just off Station Road adjacent to the main railway line close to the A862. All main amenities and facilities can be found within reasonably close proximity.

DESCRIPTION

The premises comprise a large site extending to 1.4 acres or thereby. The site has the benefit of a detached workshop and separate modular type staff accommodation forming offices and toilets.

ACCOMMODATION

The accommodation may be summarised as follows:-

Workshop Gross Internal Area	Sq.m	Sq.ft
Ground Floor	197.83	2,129

EPC

On application.

ENTRY

By mutual agreement.

SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer.

LEGAL COSTS

The incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

All figures quoted are net of VAT which is applicable.

RENTAL

£35,000pa net of VAT payable quarterly in advance.

LEASE TERMS

Our client is seeking a minimum 5 year term on a standard commercial FRI lease.





RATEABLE VALUE

The rateable value is £17,500 at present.

SERVICE CHARGE

None

VIEWING

Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

IV3 5NN

01463 236977

To arrange a viewing please contact:



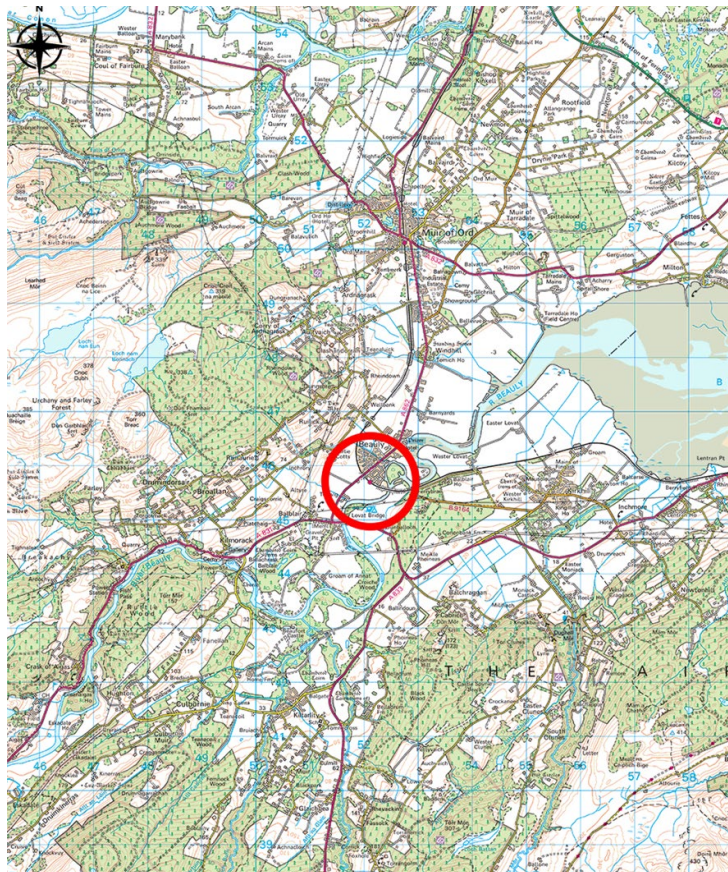
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.