

TO LET - OFFICE PREMISES

10 Lotland Street, Inverness, IV1 1PA



LOCATION

The City Inverness is regarded as the administrative and retail centre for the Highlands of Scotland. The city has a population of 62,750 inhabitants (census 2011). Inverness Airport is situated 16km to the east of the city. Regular services to Manchester, Bristol, Birmingham and London and the more outlying areas of the Highlands.

The subjects are prominently positioned on Lotland Street at the juncture of busy Henderson Road. The subjects enjoy a prominent roadside position within a mixed-use area of busy Longman Industrial Estate.

DESCRIPTION

The subjects comprise the ground and first floor office premise fronting onto busy Lotland Street. The subjects are of a modern specification internally and are split into a mix of open and cellular nature. The subjects benefit from 12 No. office rooms, reception area, kitchen facilities and WC facilities on ground and first floor. There is a feature spiral staircase providing access to the first floor. There is a fire escape to the rear of the premises. There are approx. 12 dedicated car parking spaces at the rear and side of the property.

MEASURED AREAS

The property extends to approximately the following net internal area;

Ground Floor: 135.82 sq m / 1,462 sq ft

First Floor: 113.52 sq m / 1,222 sq ft

TOTAL: 249.34 sq m / 2,684 sq ft

ENERGY PERFORMANCE CERTIFICATE

Details are available on request.

LEASE TERMS

The subjects are available for lease on flexible terms at a rent of £37,500 per annum. Vat is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal expenses.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at £29,000. The uniform business rate for 2022/2023 financial year is 49.8 pence in the pound for properties with a rateable value below £35,000.

FURTHER INFORMATION

To arrange a viewing or for further information please contact Rennie Property Consultants or Graham & Sibbald

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Chartered Surveyors and Property Consultants

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