

## TO LET - STUDIO & OFFICE

50 Seafield Road, Inverness, IV1 1SG



### STUDIO & OFFICE

- Self-contained studio and office in prominent position of Seafield Road
- Studio (795 sq ft), Office (169 sq ft) & Storage (136 sq ft)
- Dedicated and secure entrance with shared toilet and kitchen facilities
- Small outside car parking area included.
- Flexible and competitive lease terms offered.
- Entry available from 1 April 2024.

### LOCATION

The subjects are positioned on a prominent corner location on Seafield Road within the prime Longman Industrial Estate serving the city of Inverness. The neighbouring area comprises industrial, trade counter, motor trade/showroom and office use.

### DESCRIPTION

The subjects comprise a self-contained, well-appointed studio and office premises with internal storage and external car parking area to the immediate front. The subject comprises x1 large open plan studio, x1 office and associated storage. Access is via a dedicated secure entranceway.

Internally the broadly rectangular shaped studio is well-presented throughout, with painted and papered plaster walls with a mix of spot and suspended lighting throughout. The flooring is engineered wooden flooring. The subjects have shared toilet and kitchen facilities.

## ACCOMODATION

We understand the subjects extend to a floor area of approximately.

Studio - 795 sq ft

Office - 169 sq ft

Storage - 136 sq ft

## LEASE TERMS

Flexible and competitive lease terms are offered.

## RENT

A rent of £14,750 per annum is sought.

## RATEABLE VALUE

The property is currently listed in the Valuation Roll as an office – RV £10,500. The subjects may qualify for 100% small business relief.

## ENERGY PERFORMANCE CERTIFICATE

EPC's can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is not elected for VAT, therefore there will be no VAT payable.



## FURTHER INFORMATION

To arrange a viewing or for further information please contact Rennie Property Consultants  
Sandy Rennie      info@rennieproperty.co.uk  
www.rennieproperty.co.uk

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