



TO LET

**WORKSHOP / TRADE COUNTER
UNITS 1/2, 50 SEAFIELD ROAD
INVERNESS**



- **Available on Assignment or Sub-Lease**
- **Prominent trade counter accommodation in busy estate**
- **£28,000 per annum for 3,644 sq ft of accommodation**

01463 239494

DISCLAIMER

All particulars, including measurements and price, are for the convenience and information of intending purchasers/tenants only. They do not constitute or form part of an offer or contract. The availability of particulars does not imply that the property is still available and all information given is subject to verification through personal investigation by the intending purchaser/tenant. Neither Allied Souter & Jaffrey nor any member of their staff have authority to make any representation or give any warranty regarding the property described.

TO LET

WORKSHOP / TRADE COUNTER PREMISES

UNIT 1/2, 50 SEAFIELD ROAD, INVERNESS

LOCATION AND DESCRIPTION

The subjects are located on Seafield Road in the Longman Industrial Estate, which is the most popular industrial estate in Inverness and contains a wide variety of industrial and retail occupiers. The estate has excellent transport connections, with the A9 north and south bound, the A82 west bound and the A96 east bound being close by.

The subjects comprise a detached warehouse building of steel portal frame construction clad externally in brick to dado level and profile metal sheeting above under a pitched roof clad in profile metal sheeting. Internally the building comprises a trade counter area, warehouse/storage area and offices.

Externally there is a secure yard to the side and car parking spaces to front of property.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring Practice (6th Edition) to provide 3,644 square feet (339 square metres) of accommodation.

SERVICES

Mains electricity, water and drainage are installed. Lighting is from fluorescent fittings. Heating is from electric panel heaters and gas fired space heaters.

RATEABLE VALUE

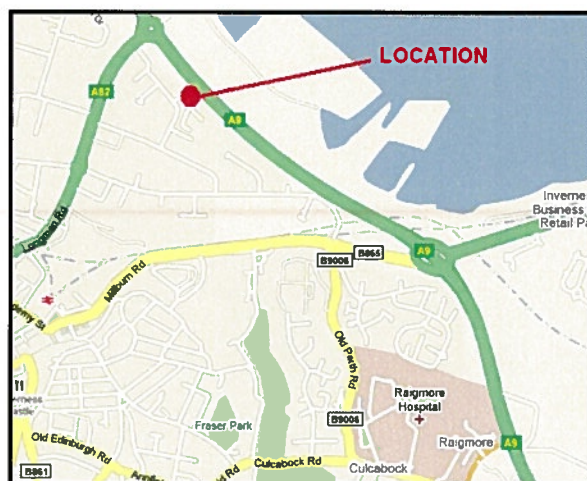
The property is entered in the Valuation Roll at a Rateable Value of £19,500.

LEASE TERMS

The subjects are currently held on a FRI lease expiring 31st May 2013. It is our clients preference to assign the lease, however consideration will be given to subletting the premises.

RENT

The passing rent is £28,000 per annum plus vat payable monthly in advance, subject to a rent review on 1st June 2011.



VIEWING

Please contact either Jeff Collins or Andy Gray at this office for all further information or to arrange any viewings.

