

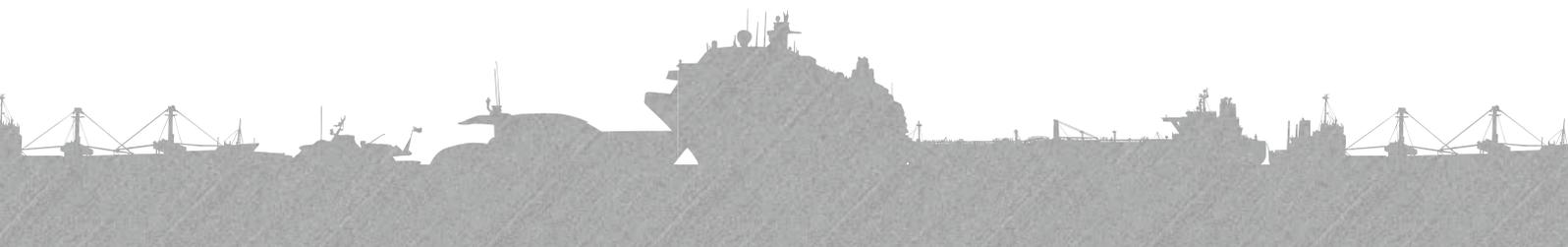
To Let

Cromwell Road, Inverness
Former Boat Shed



Cromwell Road,
Inverness
IV1 1SX

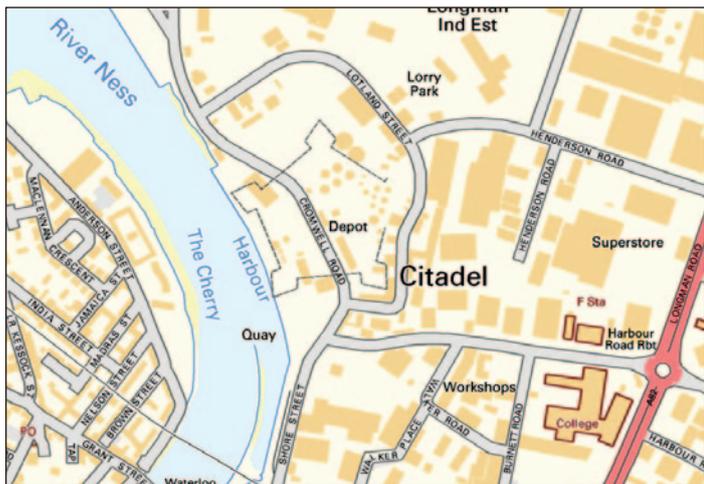
- Self contained unit
- 2,125 sq ft (197.42 sq m)
- Short term lease available
- Immediate Occupation
- Central location



Location

The building lies in the Port area of the city, fronting Cromwell Road in what is generally regarded as being one of the main industrial locations in the city. The immediate surrounding area is characterised by a variety of differing uses and neighbouring occupiers including Turner Hire, Certas Energy, Fleming Buildbase, Pick Everard, Rembrand Timber and The Shirlye Project.

The property is situated a short distance from Cromwell Road's junction with Lotland Street and enjoys excellent access to both the city centre and the A9 via Longman Road.



Description

The building comprises a single storey self-contained property that internally is laid out to provide a number of private individual offices and an industrial/storage area. The building is rectangular in shape, has a steel frame, pitched corrugated roof incorporating translucent panels with cement rendered blockwork walls. Internally there is a solid concrete floor and toilet.

Access is provided by doors at either end of the building.

The property lies adjacent to the River Ness Flood Wall and access directly from Cromwell Road.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has an approximate Gross Internal Area of 2,125 sq ft (197.42 sq m).

Lease Terms

The premises are available for immediate occupation for a term to be agreed. The rental is £13,000 per annum.

EPC Certificate

A copy of the Energy Performance Certificate is available upon request.

Ratable Value

The ingoing occupier will also be responsible for payment of all Local Rates and the building is entered in the current Valuation Roll with a Rateable Value of £4,500.

Subject to eligibility, the tenant may qualify for the Small Business Bonus Scheme. Enquiries in this regard should be directed to the Non Domestic Rates Department at The Highland Council.



Legal Costs

The ingoing occupier will be responsible for all legal costs incurred in any transaction. The ingoing tenant will also be responsible for any stamp duty and registration dues incurred together with any VAT payable thereon.

Entry

Immediate entry can be granted subject to conclusion of formal legal formalities.

VAT

All rents, service charges, premiums etc quoted are exclusive of VAT which will be payable at the prevailing rate.

Viewing/Further information

All enquiries should be made to:

Sinclair Browne, MRICS
Harbour Office
Inverness Harbour Trust
Longman Drive
Inverness
IV1 1SU

Tel: 01463 715715

Fax: 01463 715705

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Important Notice

Please read carefully

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.
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