



FOR SALE

37a Harbour Road, Inverness, IV1 1UJ

TOTAL AREA: 5,990 SQ FT (556 SQ M) ON 0.23 HA (0.57 ACRES)

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LOCATION

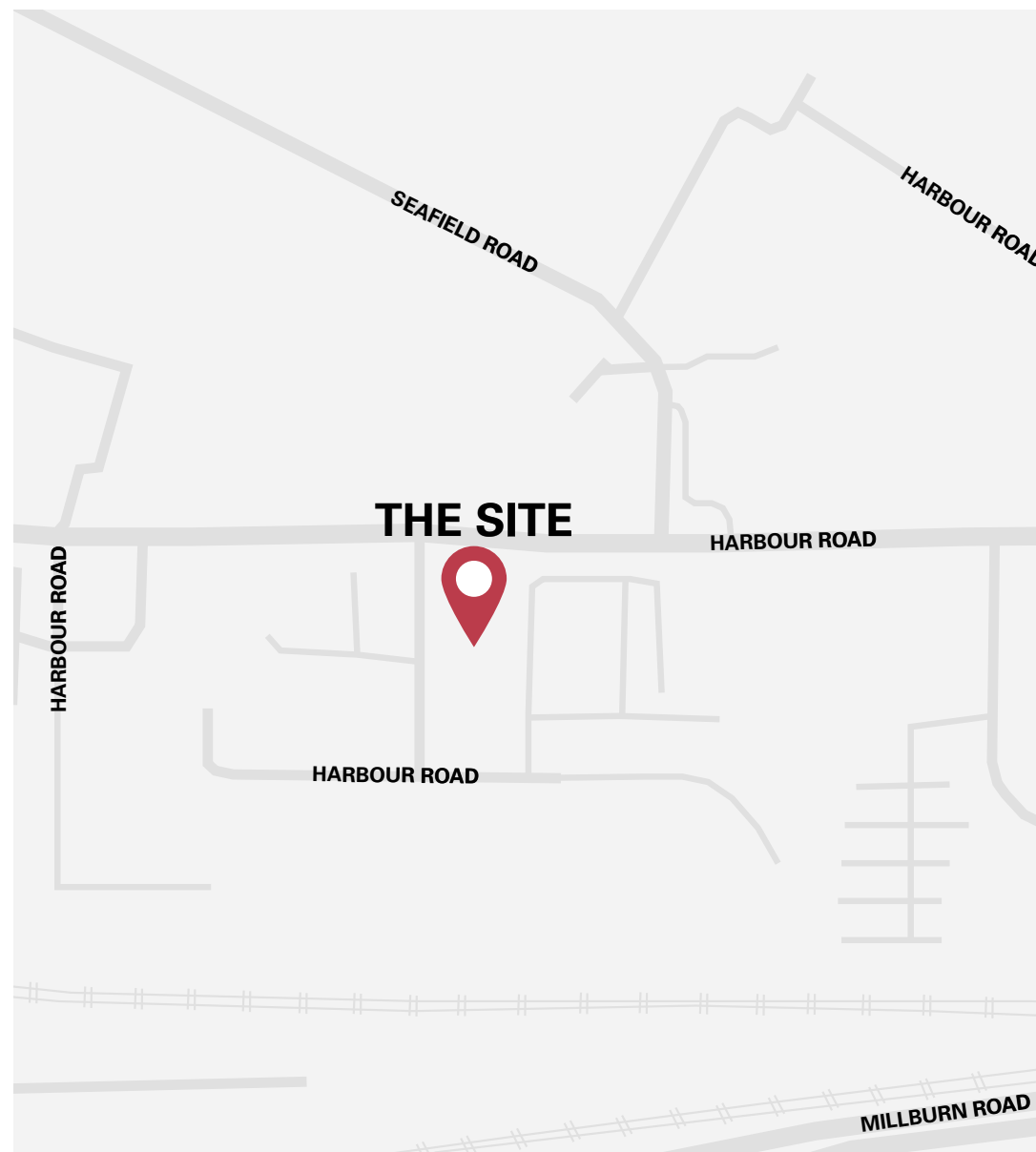
The property is situated in a very prominent position adjacent to Harbour Road within the Longman Estate, a short distance north-east of the city centre.

The surrounding area is a very popular estate with a variety of commercial occupiers including trade counters, motor trade, wholesale retail and industrial users.

DESCRIPTION

The subjects comprise a former tyre and garage facility with workshop, storage, ancillary areas and reception:

- Detached unit with open parking area/yard to front and side
- Steel frame construction with brick dado walls and metal cladding above
- Pitched roof with metal profile clad sheets and translucent light panels
- Three level access doors
- Minimum clear height 5.0m rising to 6.76m
- Sodium box lighting
- Dedicated customer reception/trade counter
- Mezzanine storage area of 932 sq ft



SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of: **556 sq m** (5,990 sq ft) plus mezzanine.

The site extends to a total of approximately 0.23 ha (0.57 acres).

EPC

Available upon request.

BUSINESS RATES

The premises are currently entered in the 2023 Valuation Roll at NAV/RV £48,250.

TENURE/TERMS

Offers are invited for our client's heritable (freehold) interest. A Closing Date may be held in due course therefore all parties are encouraged to note their interest in writing.

VIEWING & FURTHER INFORMATION

Through the sole agents, Newmark Gerald Eve LLP.



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Contacts

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