# TO LET

## GARAGE / WORKSHOP & YARD

GRAHAM SIBBALD

## 40A Seafield Road, Longman Industrial Estate, Inverness, IV1 1SG.

- Commercial premises on popular Longman Industrial Estate.
- New FRI Lease Available
- Rent on Application (payable quarterly in advance).
- Total Gross Internal Area (G.I.A.) 135.19 Sq.m / 1,455 Sq.ft or thereby
- Popular Trading Location
- 3.32m eaves rising to ridge of 4m (approx.).

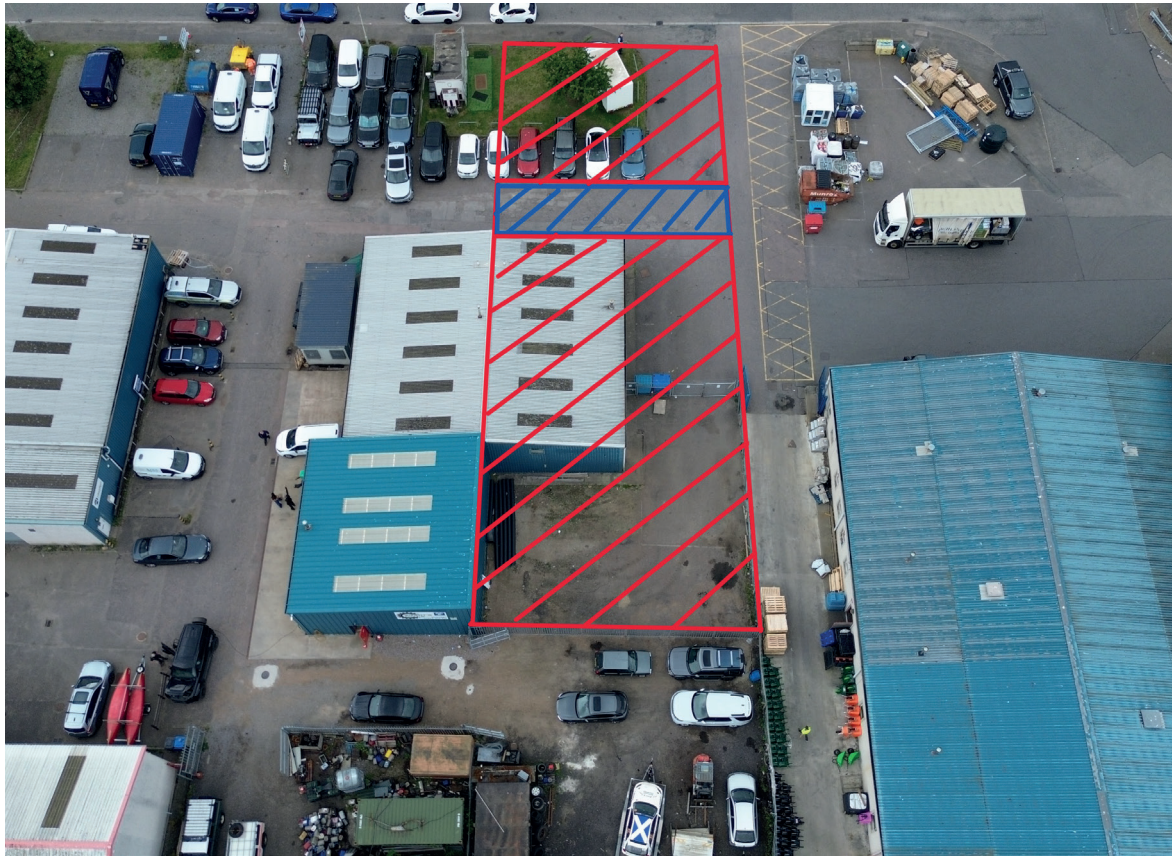
## LOCATION

The property is located on the busy Seafield Road within the popular Longman Industrial Estate. This is the main business/ industrial location in the city of Inverness with easy access to the A9 trunk road. Surrounding businesses are of mixed type.

## DESCRIPTION

The property comprises a single storey semi-detached workshop unit forming part of a larger building with common areas. The unit is of modern construction with metal profile sheet cladding and roughcast detailing having a main roller door and pedestrian access. There is a secure yard to the side of the property and car parking to the front. A new lease plan will be prepared.

**Indicative purposes only**



## ACCOMMODATION

The accommodation may be summarised as follows:-

| Gross Internal Area | Sq.m | Sq.ft |
|---|---|---|
| Ground Floor | 135.19 | 1,455 |

The accommodation comprises as follows;

Ground: Workshop with Tea Prep Area, Office & Toilet.

The eaves height is noted as 3.32m, the ridge height is 4m whilst the main roller door is 3.35m wide and 3.57m high. All sizes are approximate.

## EPC

On application.

## ENTRY

Early entry may be available.

## SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer.

## LEGAL COSTS

The incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

## VAT

All figures quoted are net of VAT which is applicable.

## RENTAL

On application — The rent will be plus vat and payable quarterly in advance.

## LEASE TERMS

Our client is seeking a minimum 5 year term on a standard commercial FRI lease.

## RATEABLE VALUE

The rateable value is £13,300 at present.

## SERVICE CHARGE

None

## VIEWING

Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

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**To arrange a viewing please contact:**

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**IMPORTANT NOTICE**

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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5. Date Published: May 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.