

TO LET / MAY SELL (SUBJECT TO LONG TERM GROUND LEASE)
SHOWROOM / TRADE COUNTER / INDUSTRIAL / OFFICE



32 Seafield Road,
Inverness, IV1 1SG

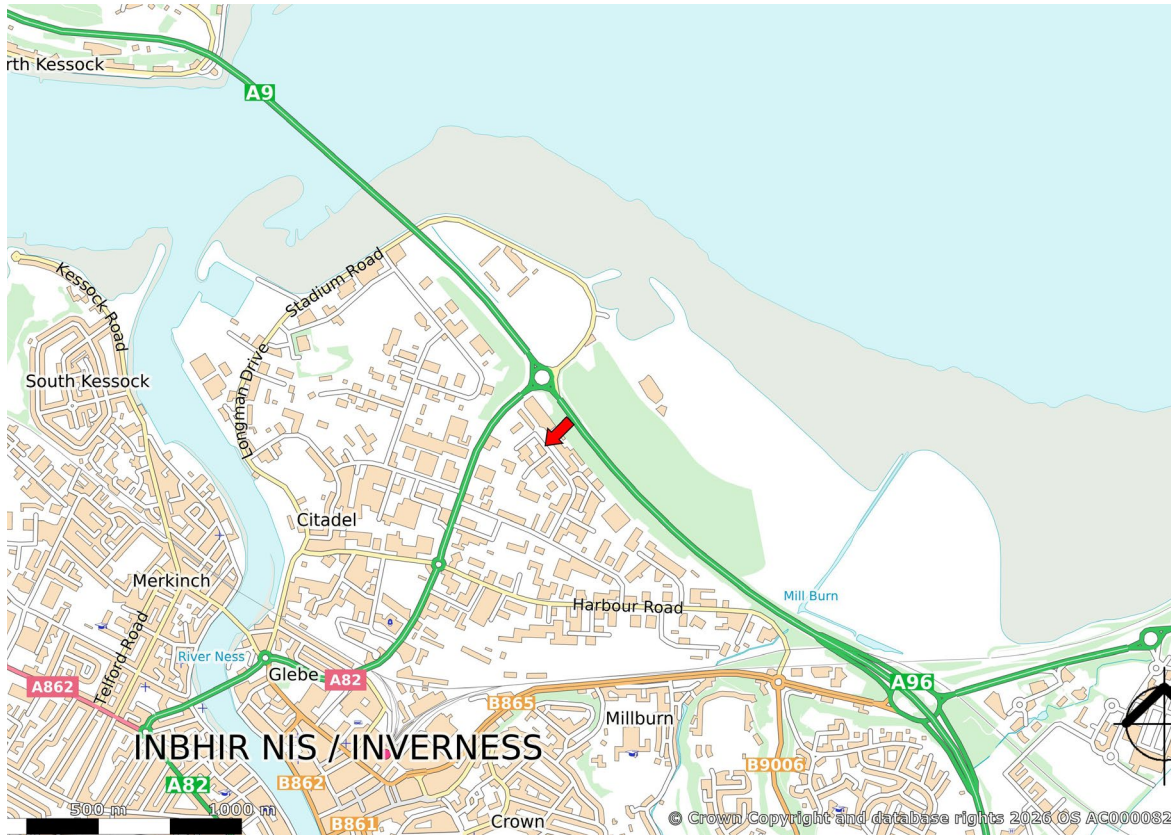
- Detached unit with secure yard
- Located within the prime Longman Industrial Estate
- Gross Internal Area: 582.44 sq.m / 6,269 sq.ft or thereby
- Total site area: 0.50 acres

- Easy access to main trunk road network
- Ground lease expiry: May 2089
- Ground lease rent: £12,000 per annum (exclusive of VAT)

LOCATION

Inverness is the principal commercial, administrative and tourism centre for the Highlands and Islands of Scotland. The city is one of the fastest-growing urban areas in Europe, with a resident population of over 65,000 and a wider catchment population of approximately 350,000.

The subject property is situated on Seafield Road, within the established and highly regarded Longman Industrial Estate, one of Inverness's prime business locations. Seafield Road provides a direct connection between Longman Road and Harbour Road and links conveniently to the A82 Inverness to Fort William trunk road. The property also benefits from excellent connectivity to the A9 Inverness to Perth trunk road and the A96 Inverness to Aberdeen trunk road, providing efficient access to the wider Highland region and beyond.



DESCRIPTION

The subjects comprises a stand-alone two-bay interconnected showroom and trade counter unit with on site car parking and a secure yard to the rear.

The building is of steel portal frame construction with large glazed curtain walling fronting Seafield Road. There are three rear vehicle access roller shutter doors leading to the secure yard area with eaves height of circa 4 meters.

The property extends to a Gross Internal Area of 582.44 sq.m / 6,269 sq.ft or thereby.

There is a mezzanine area suitable for storage extending to 51.16 sq.m / 551 sq.ft or thereby.

The property occupies a total site area of approximately 0.5 acres or thereby.

GROUND LEASE

The subjects are held on a long term ground lease from the Highland Council. The ground lease was for a period of 99 years until 15th May 2089. The ground lease commenced on the 13th February 1991. We note the current passing rent is £12,000 per annum. We understand the next ground lease rent review is the 11th November 2030.

Further details are available on application.

RATEABLE VALUE

The property is currently entered in the valuation as two entries. The current values are as follows:

32 Seafield Road (Showroom) - £27,500

32 Seafield Road (Showroom) - £49,250





EPC

On Application.

SALE PRICE

On Application.

RENTAL

On Application.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable, the purchaser / sub-tenant will be liable.

VAT

Applicable on all aspects of this transaction.

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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.