

TO LET

SHOWROOM / INDUSTRIAL / TRADE COUNTER

PRIME LOCATION WITHIN LONGMAN INDUSTRIAL ESTATE

FLOOR AREA: 4,388 FT²

POTENTIAL FOR SUB-DIVISION OR EXTENSION STP

SITE AREA: 0.41 ACRES

ON-SITE CAR PARKING & EXTERNAL STORAGE AREA

AVAILABLE FROM 16/12/2026

RENT: £62,000 PER ANNUM

WHAT 3 WORDS

VIDEO TOUR

50 SEAFIELD ROAD, INVERNESS, IV1 1SG

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SHEPHERD COMMERCIAL



PROMINENT UNIT WITHIN THE LONGMAN INDUSTRIAL ESTATE

GOOGLE MAPS

LOCATION

Inverness is the principal commercial, administrative and tourism centre for the Highlands and Islands, serving a substantial regional catchment and offering a broad range of retail, educational and leisure facilities. The subjects occupy a prominent roadside position on Seafield Road, which connects Longman Road with Harbour Road and provides convenient access to the A82, with onward connections to the A9 and A96.

The surrounding area is an established commercial location accommodating a range of industrial, trade counter and business occupiers, including Siemens, Finning, Norland Distributors, R&I Cruden Ltd, Edmundson Electrical, G&A Barnie, Speedy Plant Hire, Stevenswood Doors & Windows and Highland Industrial Supplies Ltd.

DESCRIPTION

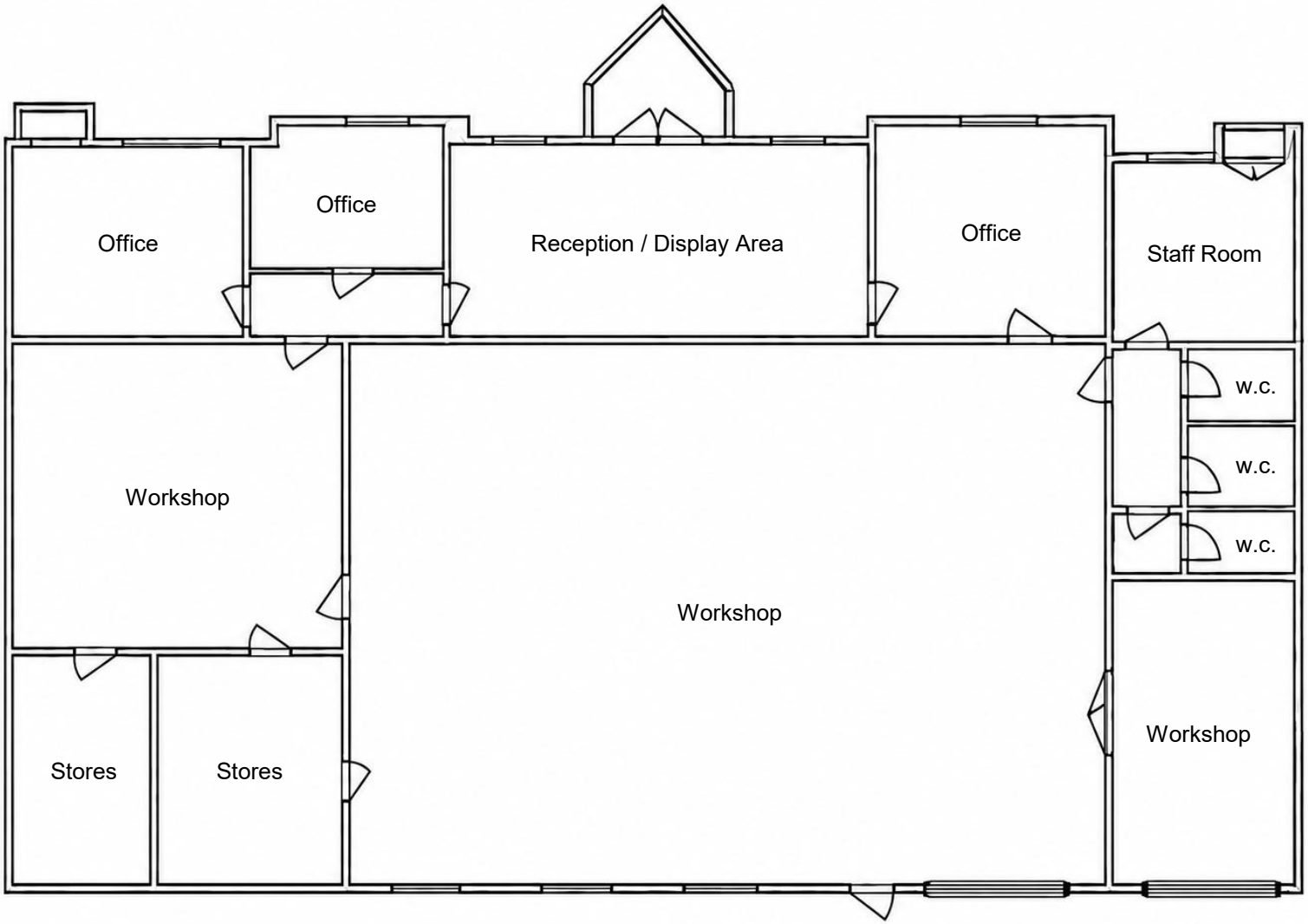
The subjects comprise a standalone commercial unit providing showroom, office and industrial/workshop accommodation, together with storage and staff welfare facilities.

The building is of steel portal frame construction with facing brick features and a pitched roof clad in profiled metal sheeting. The accommodation benefits from powder-coated aluminium double glazing and gas-fired central heating. The front section provides a customer entrance leading to a reception and display area, three offices, storage rooms, a staff room and toilets. The rear industrial/workshop area has a clear internal height of approximately 3.85 metres, with a suspended ceiling currently set at approximately 3.5 metres. Access is provided by two roller shutter doors, each with a clear opening approximately 2.75 metres wide by 3.5 metres high.

Externally, the property benefits from parking to the front and separate access to the rear yard, loading area and additional parking. Surfaced areas are predominantly tarmacadam, with a concrete apron adjoining the roller shutter doors. The remaining grounds comprise landscaped areas, offering potential to extend the parking or yard provision, subject to any necessary consents.

FLOOR AREA

The gross internal area extends to circa 407.66 sq m (4,388 sqft).



Indicative Floor Plan



Photograph digitally enhanced

RATEABLE VALUE

The property is currently entered in the Assessor's Valuation Roll as a single subject with a Net Annual Value and Rateable Value of £42,750.

PLANNING

We understand that the property benefits from consent for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property would be suitable for other uses, subject to any necessary planning consent. Interested parties should discuss their proposals with the marketing agent and make their own enquiries of the planning authority.

EPC

Band D. The Energy Performance Certificate is available on request.

SERVICES

Mains connections to water, electricity, gas and drainage.

LEASE TERMS

The property is available to let on flexible lease terms at a rent of £62,000 per annum, exclusive of VAT and other outgoings.

Entry is available from 16 December 2026.

VAT

The property has been opted to tax and VAT will be payable on the rent.

LEGAL COSTS

Each party will be responsible for its own legal costs. The tenant will be responsible for any LBTT and registration dues payable in connection with the lease, together with VAT where applicable.



Photograph digitally enhanced







Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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