

FOR SALE / MAY LET PART HERITABLE, PART LONG LEASEHOLD

INDUSTRIAL / WAREHOUSE ACCOMMODATION

1,967 Sq M (21,171 Sq Ft)



**12/14 Carsegate Road North
Carse Industrial Estate
INVERNESS
IV3 8EA**

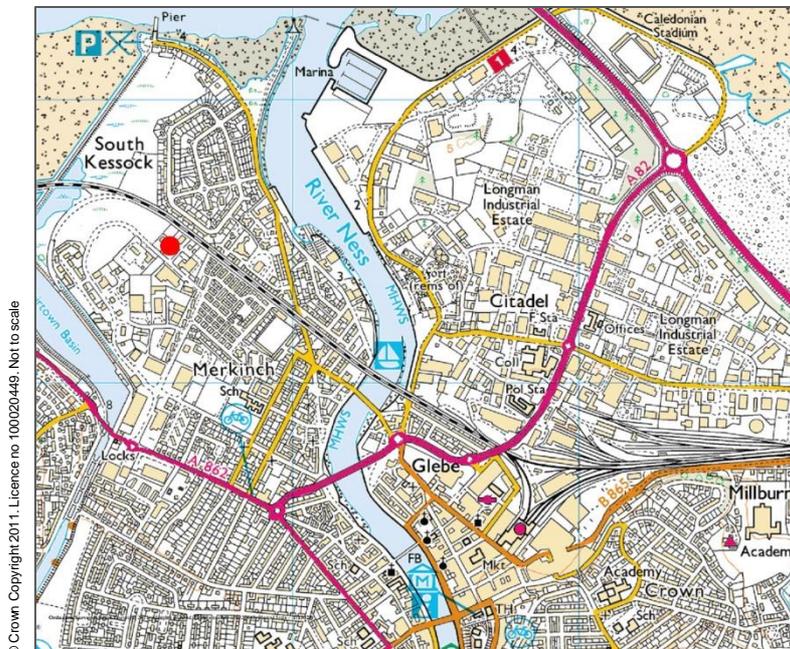
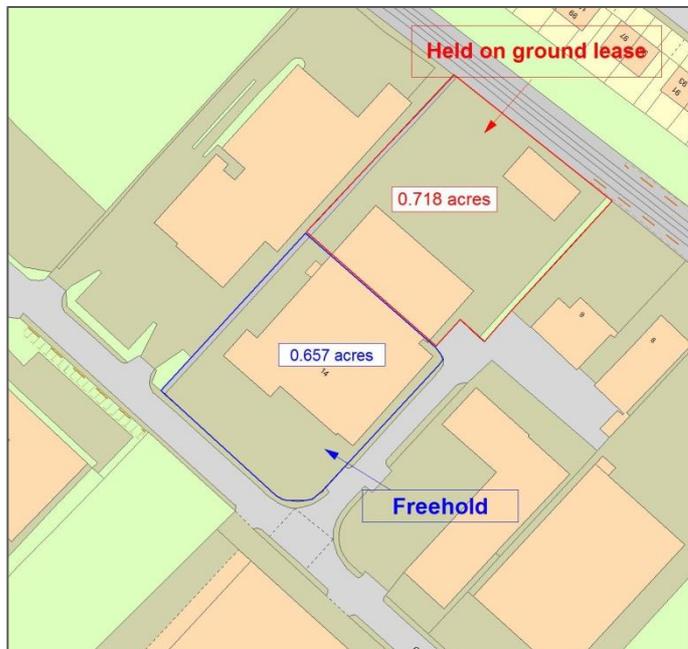


- Detached warehouse building
- Capable of sub-division
- Ancillary offices / staff accommodation
- Full 360 vehicle site circulation
- Two vehicular access points
- Loading bay / marshalling area
- 8 level access doors
- 1 dock level door
- Min eaves height 6.37m
- Dedicated parking
- Secure and surfaced yard
- Total site area 0.55 hectares (1.38 acres)

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12/14 Carsegate Road North

Inverness



Location

The property is located in the popular mixed use Carse Industrial Estate, which is situated to the north-west of Inverness City Centre. The A82 is situated nearby which in turn provides access to the A9 and onwards towards the Scottish central belt. Inverness serves as a hub for the Highlands & Islands and is one of the fastest growing Cities in the UK.

Description

The subjects comprise a detached building of steel portal frame construction with brick / block elevations and a mixture of metal cladding and part corrugated asbestos sheets making up the top of the elevations and the roof structure.

Internally, there are two warehouse areas and a covered loading bay / marshalling area to the rear. The warehousing has a screeded concrete floor throughout with loading doors to front and rear. The ancillary accommodation comprises reception, offices, kitchen / canteen, staff room and WC's.

There is a separate standalone store / workshop at the rear of the site.

The site itself is predominantly concrete surfaced and benefits from two vehicular access points. The entire site is secured by steel palisade fencing.

Tenure

The subjects are held part heritable (freehold) and part long-leasehold, as shown on the plan above.

The ground lease is currently due to expire at 13 May 2030, however the tenant can request the Council to extend on terms to be agreed. The current passing rent is £6,300 per annum.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the gross internal floor areas as follows:

| | Sq M | Sq Ft |
|-----------------------|---------------|--------------|
| Warehouse | 590.18 | 6,353 |
| Warehouse | 436.88 | 4,703 |
| Loading Bay | 602.05 | 6,480 |
| Ancillary | 168.72 | 1,816 |
| Rear Store / Workshop | <u>169.00</u> | <u>1,819</u> |
| Total | 1,966.82 | 21,171 |

EPC

Available upon request.

Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £92,000.

Terms

The heritable and long leasehold interests are offered together for sale with the benefit of vacant possession. Consideration may be given to leasing the premises. Further information on request.

Viewing

Strictly by appointment through joint agents:



Andrew Rose
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01463 701895



Sven Macaulay
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0141 227 2364

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP and Graham & Sibbald for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

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