

**Unit 61 Carsegate Road
Carse Industrial Estate, Inverness IV3 8EX**

Available to Let



**Semi-detached unit - 120 sq.m / 1,291 sq.ft
or thereby**

**Offers over £13,500 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our webpage:
www.highland.gov.uk/propertyletting**

Location & Description:

The property is located within Carse Industrial Estate with easy access to the city centre and the A9 & A96 trunk roads.

The property comprises a semi-detached industrial unit of steel portal frame construction, clad with concrete blocks and profile metal sheeting. Internally, it extends to 120 sq.m or thereby and comprises a main workshop area with WC off.

Access to the unit is via pedestrian door and a sectional overhead door to the front and rear of the property. The property benefits from parking to the front and also offers secure fenced and surfaced yards / parking areas to the rear and side.

EPC: The EPC Rating is TBC.

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on the Council's website in our Tenants' Handbook - A Guide for Industrial & Commercial Tenants: www.highland.gov.uk/info/6/commercial_land_and_property

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

Planning:

The property is located within a mixed commercial area and your proposed use will require the Council's consent both as landlord of the property and as a Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

Please visit the Planning Permission section on Highland Council's website for more information.

Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £137.52 per annum. The rent is subject to standard VAT (20%) and insurance is exempt of VAT.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

Rateable Value & Annual Business Rate:

The property's current Rateable Value is £10,750 and the 2025/26 Business Rate is 49.8p

Are you interested in this property?:

To view the property or request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And: for existing businesses, copies of the last three years certified final accounts;

Or: for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

As the bidding process is sealed, it is your responsibility to obtain the reference from your bank.

If you wish to submit an application, **you may email the application form and supporting documents to:**

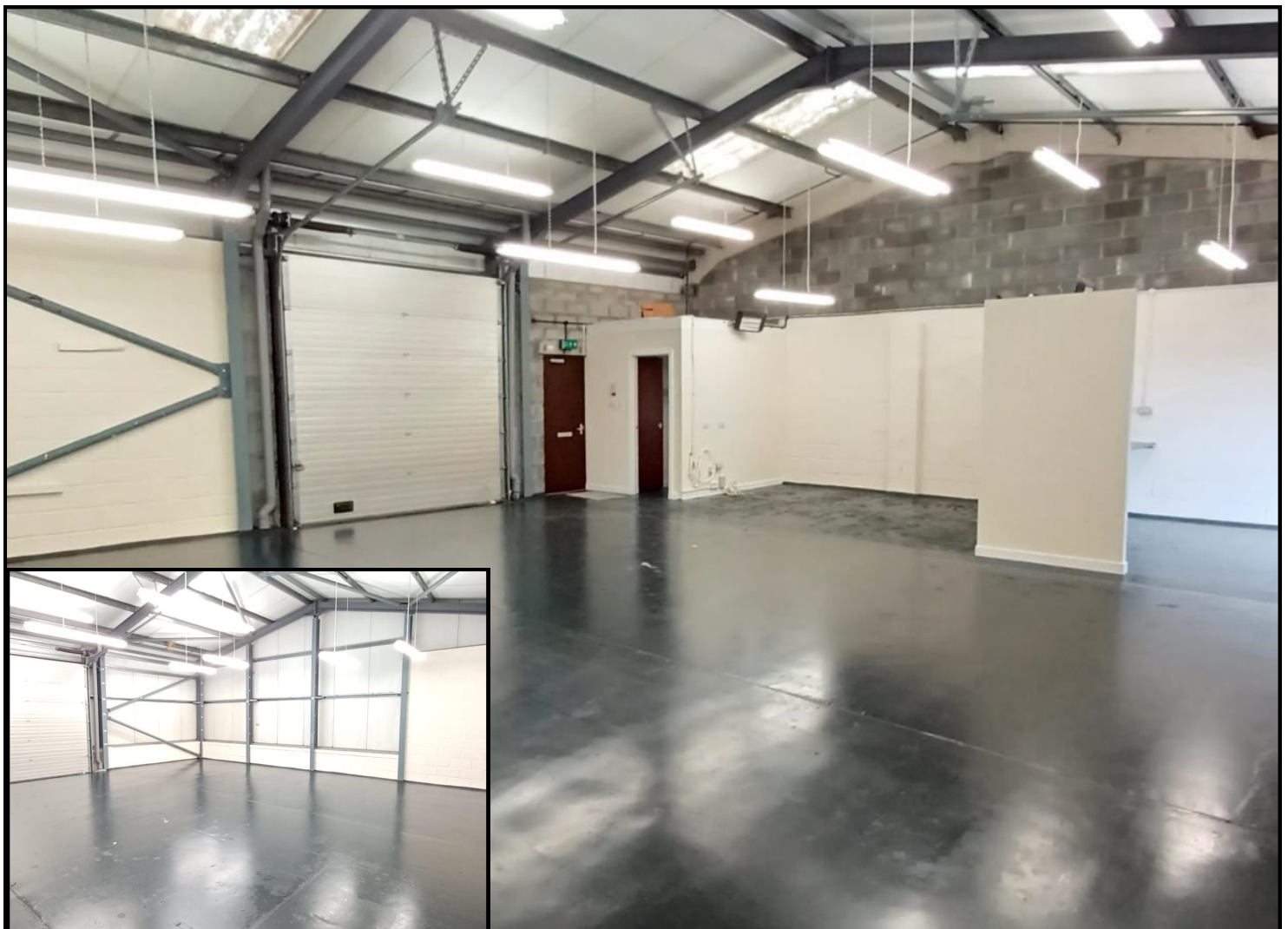
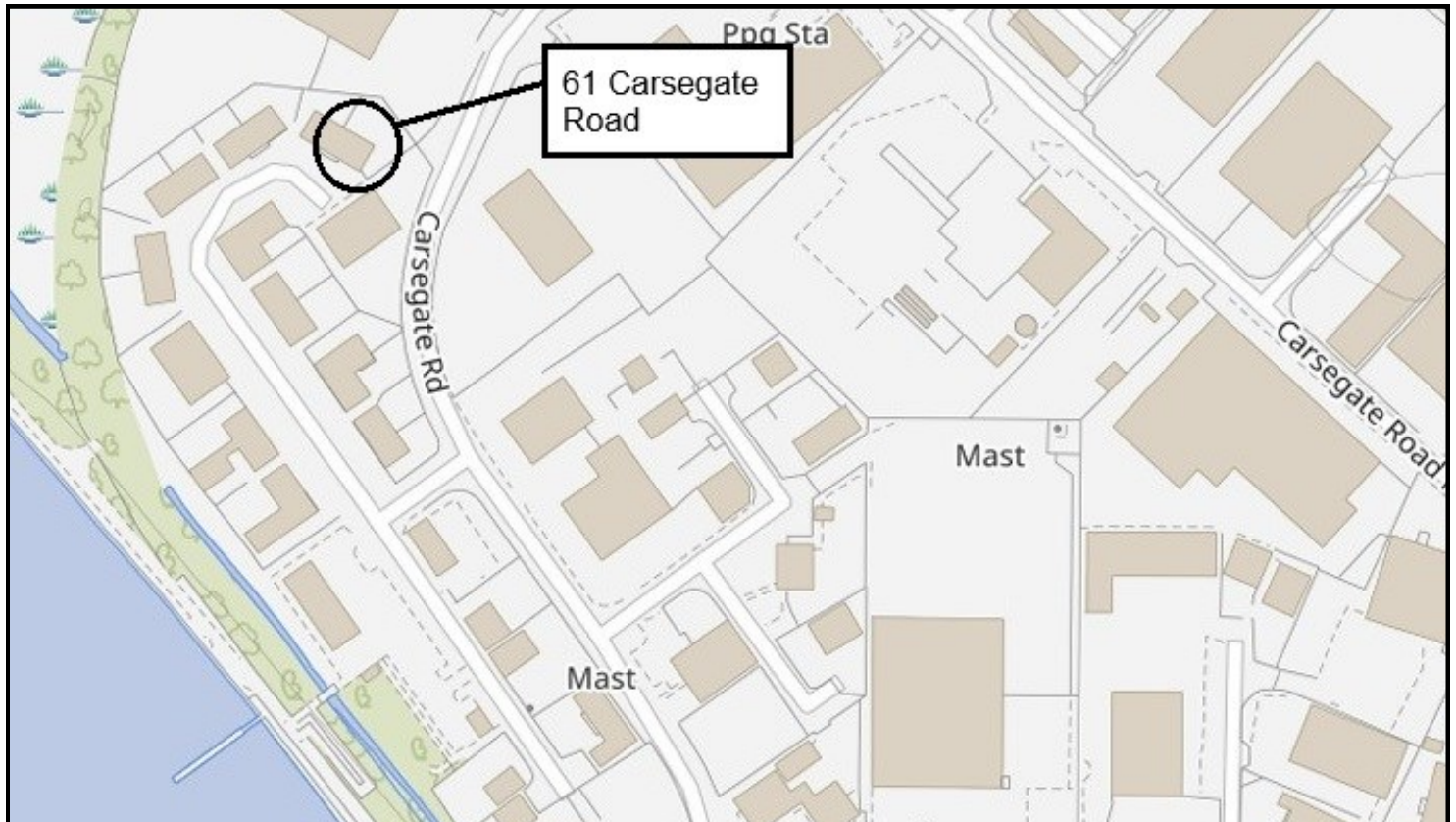
property.offers@highland.gov.uk

Please clearly state **Unit 61 Carsegate Road** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 29/07/2019

Location Plan & Photos - Unit 61 Carsegate Road, Carse Industrial Estate, Inverness



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