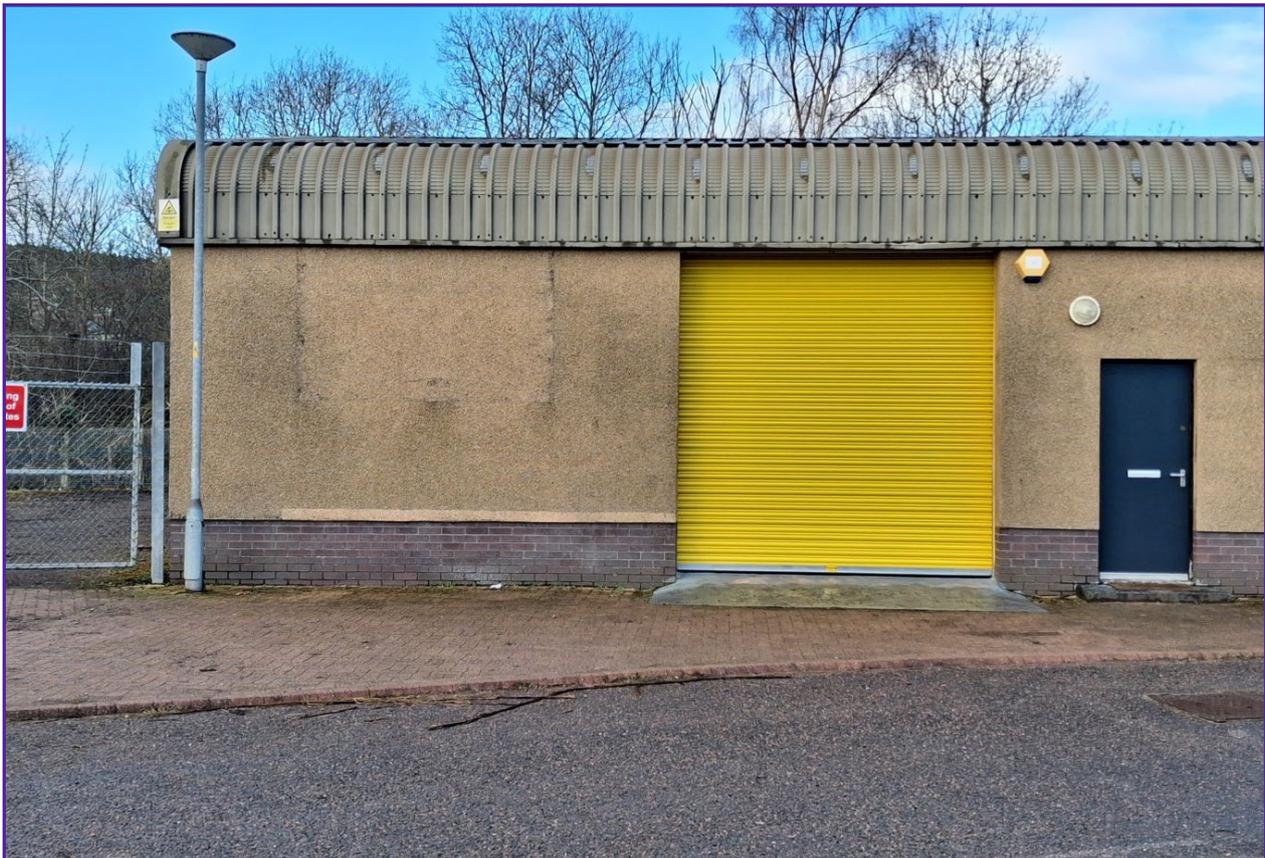


**Unit 47 Carsegate Road,
Inverness, IV3 8EX**

To Let / Airson Màl



**Single storey, Semi-detached unit
Comprises open workshop and yard space.
Suitable for Use Classes 4, 5 and 6
Unit is 120 sq.m / 1,291 sq.ft or thereby**

**Offers over £14,500 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 in a cul-de-sac within the Carse Industrial Estate and forms part of a small development of similar workshop units.

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 office space and WC..

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 a secure fenced large yard area.

Energy Performance Certificate:

Rated D.

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 online 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.

Rent, VAT, Insurance & Utilities:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent is subject to standard VAT (20%), and the insurance is exempt of VAT. Currently, the annual insurance premium is £197.20.

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.

Viewings:

If you wish to view the property, please contact us on telephone 01463 785128 or send an email to:

property.letting@highland.gov.uk

Rateable Value & Annual Business Rate:

The property's Rateable Value is £12,500 from 01/04/2026. If you believe you may be exempt of liability for Non-Domestic Rates, it is your responsibility to apply for the appropriate exemption. Up to date information:

<https://www.mygov.scot/non-domestic-rates-calculator>

Are You Interested in This Property:

To request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

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

Alternatively, if a closing date already has been set, the application pack may be downloaded from

www.highland.gov.uk/directory/27/property-for-rent

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.

It is your responsibility to obtain the reference from your bank.

Please email your completed application to:

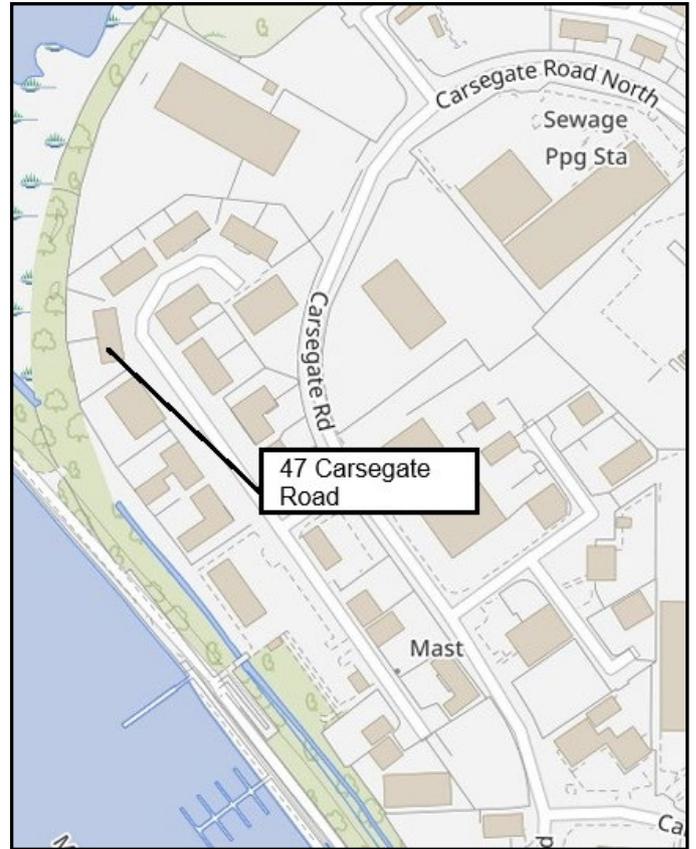
property.offers@highland.gov.uk

Please clearly state **47 CARSEGATE ROAD, INVERNESS** 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 26/02/2026

Unit 47 Carsegate Road, Inverness, IV3 8EX



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The Highland Council 100023369