

TO LET
CAR GARAGE / WORKSHOP



**Unit 6, 23 Lotland Street,
Longman Industrial Estate,
Inverness, IV1 1ST**

- New FRI Lease Available
- £13,500pa net of VAT payable quarterly in advance.
- Total Gross Internal Area (G.I.A.) 100 Sq.m / 1,085 Sq.ft or thereby
- Popular Trading Location

LOCATION

The property is located just off the busy Lotland Street within the Longman Industrial Estate. This is the main business/ industrial location in the city of Inverness with easy access to the A9 trunk road. Surrounding businesses are of mixed type.

DESCRIPTION

The property comprises a car garage / workshop unit forming part of a larger complex with common areas. The unit is of modern construction roughcast externally having a roller door and pedestrian access.



ACCOMMODATION

The accommodation may be summarised as follows:-

Gross Internal Area	Sq. M	Sq. Ft
Ground Floor	89.62	965
Mezzanine	11.26	121
Total	100.88	1,085

The accommodation comprises as follows;

Ground: Workshop & Ancillary acc including Toilet.

First Floor: Ancillary Office.

The eaves height is 4.78m, the ridge height is 6.50m and the main roller door is 3.17m wide and 3.25m high. All sizes are approximate.

EPC

On application.

ENTRY

Entry is available at a mutually agreeable date.

SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer.

LEGAL COSTS

The incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

All figures quoted are net of VAT which is applicable.



RENTAL

£13,500pa net of VAT payable quarterly in advance.

LEASE TERMS

Our client is seeking a minimum of 5 years on standard commercial FRI terms.

RATEABLE VALUE

The rateable value is £11,000.

SERVICE CHARGE

To Be Confirmed.

VIEWING

Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

IV3 5NN

01463 236977

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.
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5. Date Published: June 2026

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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.