

TO LET
CAR GARAGE / WORKSHOP

 **GRAHAM
SIBBALD**



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

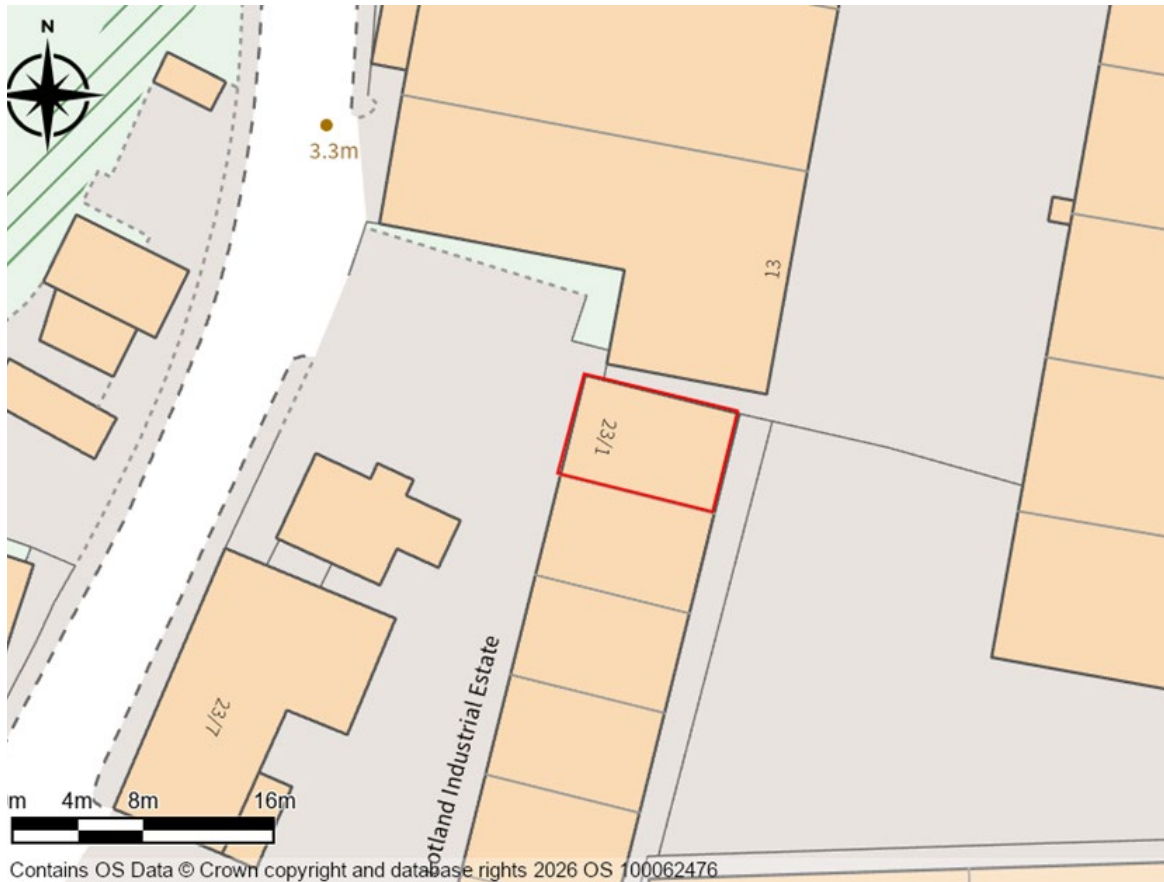
- New FRI Lease Available
- £17,500pa net of VAT payable quarterly in advance.
- Total Gross Internal Area (G.I.A.) 127.48 Sq.m / 1,372 Sq.ft or thereby
- Popular Trading Location
- 4.78m eaves approx.

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.



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ACCOMMODATION

The accommodation may be summarised as follows:-

Gross Internal Area	Sq.m	Sq.ft
Ground Floor	103.49	1,114
First Floor	23.99	258
Total	127.48	1372

The accommodation comprises as follows;

Ground: Workshop & Ancillary acc including Toilet.

First Floor: Landing, Waiting Rm & 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. The existing tenant is relocating within the complex to a larger unit.

SERVICES

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

LEGAL COSTS

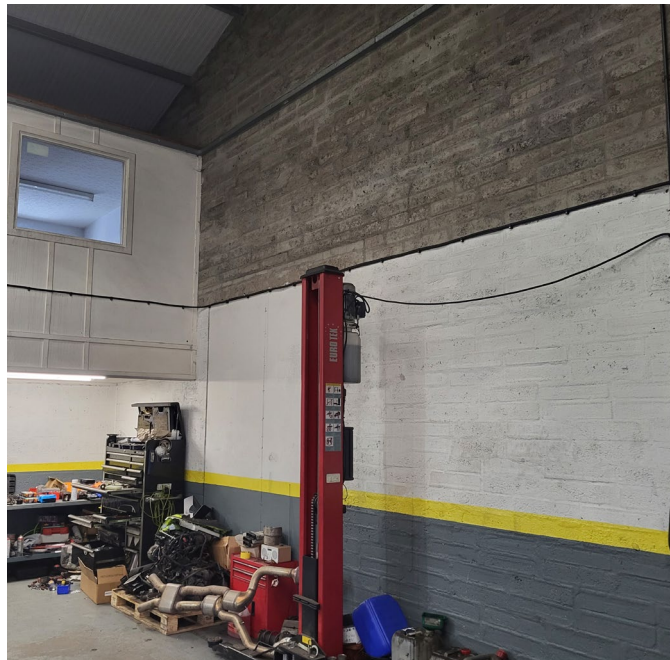
The incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

All figures quoted are net of VAT which is applicable.

RENTAL

£17,500pa net of VAT payable quarterly in advance.



To arrange a viewing please contact:



ANDREW ROSE

Director

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ANNA MASSIE

Graduate Surveyor

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07803 896 938

LEASE TERMS

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

RATEABLE VALUE

The rateable value is £13,400.

SERVICE CHARGE

To Be Confirmed.

VIEWING

Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

IV3 5NN

01463 236977

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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.