SouthForrest
Solicitors and Estate Agents

OFFICE FOR LEASE, 9 Ardross Terrace, Inverness, IV3 9NW

- Ground Floor Office with Car Parking
- Extending to approx. 930 sq.ft. (Net)
- Prime Riverside Location
- Close to city centre
- Rent and Duration by Negotiation
- Large open plan Office
- Small Business Rates Relief
- may be available to qualifying Tenants.
- 3 Further Offices

POA

OFFICE FOR LEASE
This is a unique opportunity to lease Ground Floor accommodation extending to approximately 930 sq.ft with front and rear entrances and parking for up to 4 - 6 cars.

LOCATION
Set in a prime riverside location close to the city centre with views of Inverness Castle. Nearby offices include solicitors, estate agents and surveyors as well as hotels, guest houses and a variety of popular restaurants.

KEY POINTS
* Prime Riverside Location
* Spacious office suite
* Close to City Centre
* Parking available for up to 4 - 6 cars
* Alarm system

VIEW TO CASTLE

ACCOMMODATION
Large open plan office with views to the front. Three further offices, kitchen, hallway and 2 toilets.

LEASE TERMS
The property is offered for lease on a full repairing and insuring basis for a negotiable term. Rent negotiable.

OUTGOINGS
The tenant shall be responsible for the cost of gas, electricity and other utility bills, and shall pay the rates and water rates.

INSURANCE
The Landlord will insure the building of which the premises form part and the Tenant shall pay a share of the premium together with the premium for loss of rent, and a share of the premium for the central heating boiler.

LEGAL COSTS
Each party shall pay their own legal fees and the Tenant shall pay the dues of registration of the lease and any Landlord Buildings Transaction.

RATES
An incoming Tenant may benefit from 100% Business Rates Relief under the Small Business Bonus Scheme.

VAT
All rents, premiums, etc are quoted exclusive of VAT.

VIEWING
Viewing is strictly by prior appointment through South Forrest Property Department, 8 Ardross Terrace, Inverness, IV3 5NW. Telephone 01463 250255.
Email: property@southforrest.co.uk

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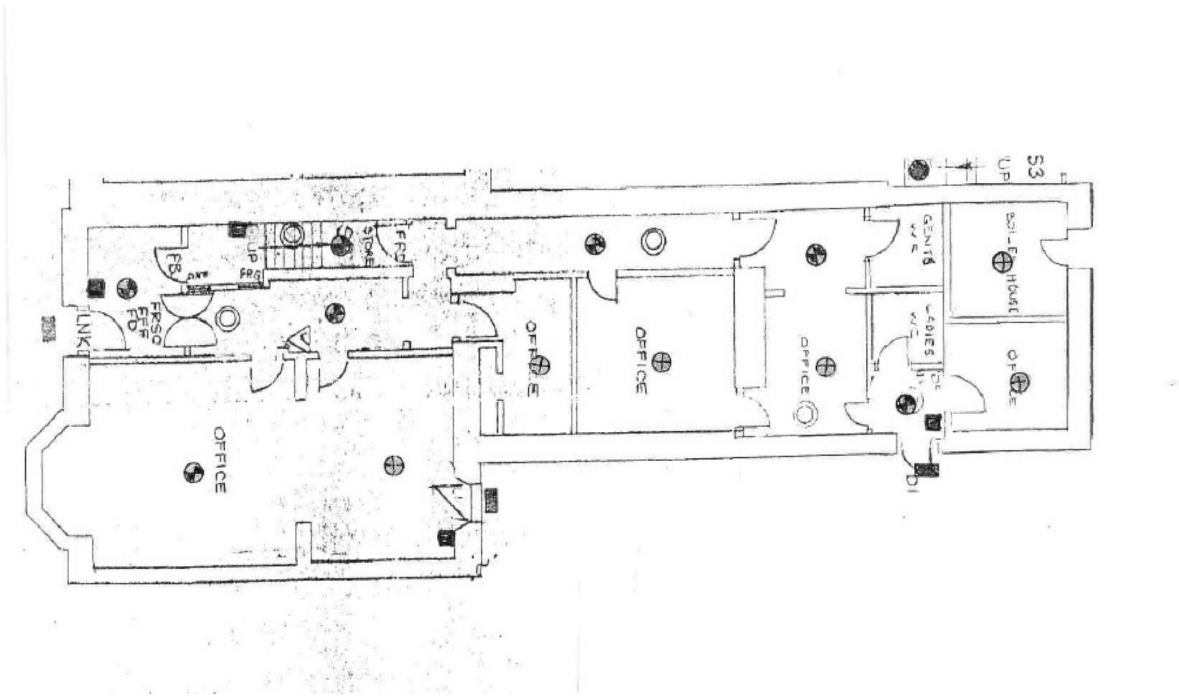

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