

RETAIL

- > GROUND AND BASEMENT RETAIL UNIT
- > PRIME HIGH STREET LOCATION
- > FLOOR AREA: 536 M² (5,771 FT²)
- > RENT: £39,000 PER ANNUM
- > LARGE GLAZED FRONTAGE
- > EARLY ENTRY AVAILABLE

TO LET

63 HIGH STREET, NAIRN, IV12 4BW

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LOCATION

Nairn is a busy market town located approximately 17 miles to the north east of the city of Inverness, the Capital of the Highlands and approximately 22 miles to the west of Elgin via the main A96 trunk road. The subjects are located on a prime pitch on the south side of the High Street close to its junction with Church Street. Nearby occupiers include Specsavers, Co-operative Food, Boots and Bank of Scotland as well as a range of independent retailers.

DESCRIPTION

The property comprises a ground and basement shop unit set within a 2-storey and attic building of traditional construction. The property is accessed via twin, glazed doors centrally set between large glazed display windows.

Internally the ground floor of the property is currently fitted out to a M&Co corporate specification as an open plan retail area with fitting rooms. There is a basement floor currently utilised for storage and staff ancillary facilities accessed via a single staircase situated to the front of the property.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

FLOOR	M ²	FT ²
Ground	506.03	5,447
Basement	30.10	324
Total	536.13	5,771

EPC

EPC Rating: "G". The Certificate and Recommendations Report are available on request.

RATEABLE VALUE

The property has a NAV/RV of: £23,250.

LEASE TERMS

The property is available on Full Repairing and Insuring lease terms for a period to be agreed. A rental of £39,000 per annum, exclusive of VAT is sought.

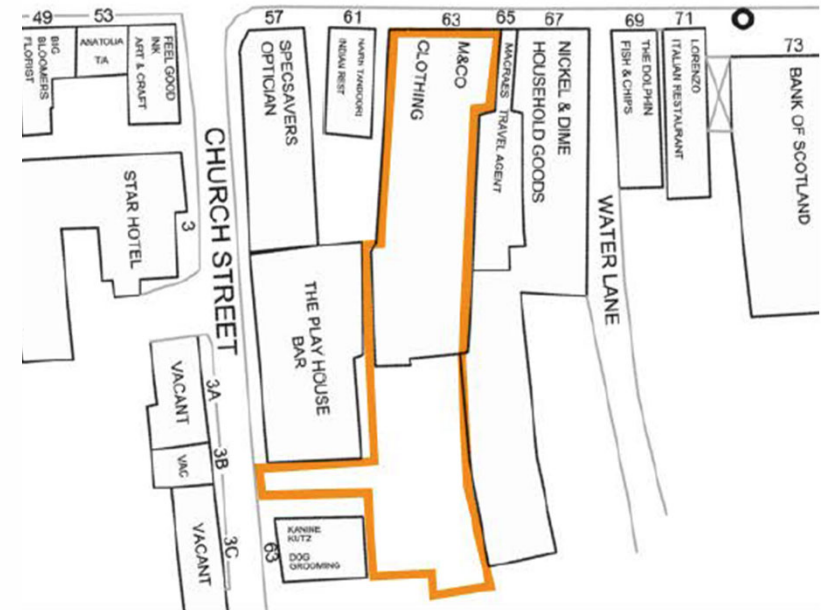
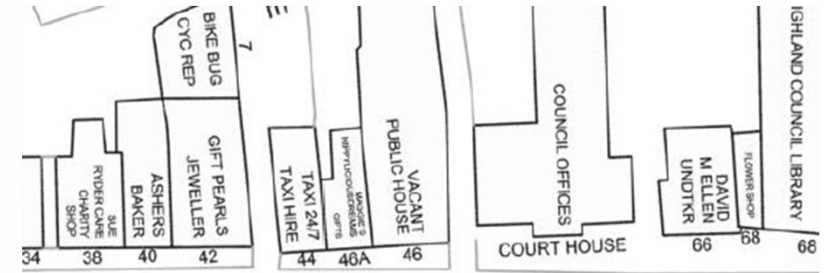
VAT

VAT will be payable on any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon.





For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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