



RETAIL

GF SHOP | FLOOR AREA: 24M² (256 FT²) | QUALIFIES FOR 100% RATES RELIEF
SUITABLE FOR VARIOUS USES STP | CORNER SITE EXPOSURE

OFFERS OVER: £65,000 +VAT

FOR SALE

10 CHARLES STREET, INVERNESS, IV2 3AQ

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LOCATION

The subjects enjoy a prominent corner location at the junction of Charles Street with Reay Street within the popular Crown area of Inverness. Charles street connects directly with Ardconnel Street a main thoroughfare in the area. The property is located only a few minutes walk from the city centre via either the Rainings Stairs or Market Brae Steps which lead directly to the main High Street and Eastgate where all city centre amenities can be found as well as the Eastgate Shopping Centre. Inverness Bus and Rail stations are also within a few minutes walking distance.

The neighbourhood is mainly residential in nature with numerous B&B and guest house establishments in the vicinity. Nearby businesses in the area include Chris Crook Hairdressing, Time Hairdressing Salon, Inverness Therapy Centre, Inverness Tattoo Centre, Crown Vets and Pure Podiatry footcare.

DESCRIPTION

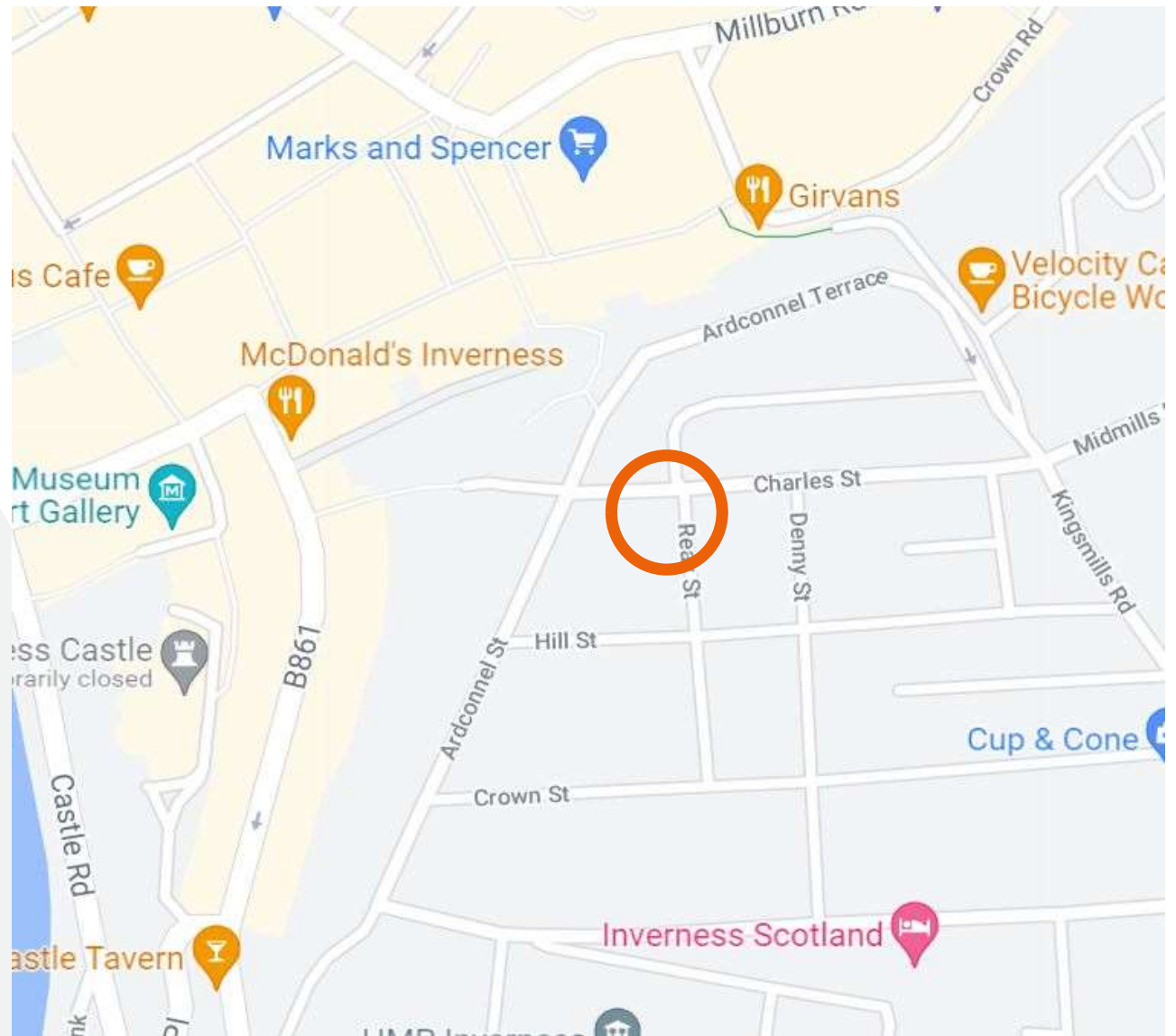
The subjects comprise a ground floor retail unit set within a larger 2-storey corner terraced building of traditional stone construction under a pitched and slated roof. The unit benefits from a large glazed double frontage with part glazed double pedestrian entrance doors. Security metal grilles are fitted over the internal face of the windows.

Internally the accommodation comprises open plan retail space currently operated as an antiques shop. There is a staff toilet to the rear. The unit benefits from ceiling surface mounted feature spot lighting. Heating is currently provided by portable electric powered oil filled radiators.

RATEABLE VALUE

NAV/RV: £3,850

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.



FLOOR AREA

Accommodation	Sq M	Sq Ft
Ground Floor	23.74	255.520
TOTAL	23.74	255.52

PLANNING

The property currently benefits from Class 1 (Shops) use consent in terms of the Town and Country (Use Classes) (Scotland) Order 1997.

The property may be suitable for other uses, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

EPC

Details available on request.

SALE

Our client's heritable interest in the property is available For Sale with offers over £65,000, exclusive of VAT sought.

LEASE TERMS

Our client may consider a lease over the property or indeed lease to buy options. Please discuss any proposals with the marketing agent.

VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming purchaser or occupier will be liable for any LBTT, Registration Dues and VAT thereon.





For further information or viewing arrangements please contact the sole agents:

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