

**VIDEO  
TOUR**  
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## RETAIL

- > GROUND FLOOR & BASEMENT
- > EXTENSIVELY REFURBISHED
- > FLOOR AREA: 86 M<sup>2</sup> (921 FT<sup>2</sup>)
- > PROMINENT CITY CENTRE TRADING PITCH
- > LARGE GLAZED FRONTAGE
- > RENT: £25,000 PER ANNUM
- > SUITABLE FOR VARIOUS USES, STP
- > QUALIFIES FOR 87.50% RATES RELIEF
- > EARLY ENTRY AVAILABLE



**TO LET**

**18 UNION STREET, INVERNESS, IV1 1PL**

**CONTACT:**

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**LOCATION**

The property is prominently positioned on the north side of the busy thoroughfare of Union Street which runs between Church Street and Academy Street within Inverness City Centre. The property is close to the Union Street entrance to the Victorian Market and is only a short walking distance from the main Eastgate Shopping Centre. Inverness bus station at Farraline Park and the railway station are both only minutes walk away, as are all other city centre amenities.

The surrounding area provides a good mix of both national and local operators including Harry Gow Bakery, Oil & Vinegar, Rumours Boutique, Virgin Money, Caledonian Sleeper, Allsorts, Begg Shoes, Barclays Bank and Top Class Barbers.

**DESCRIPTION**

Extensively refurbished ground floor and basement retail unit set within a larger 3-storey and attic terraced building of ornate masonry and slate construction. The shop which is currently configured as a hair styling studio can easily be reconfigured to suit an incoming occupier's requirements. The space provides high specification open plan space accessed via a part glazed pedestrian door centrally located within a large glazed frontage.

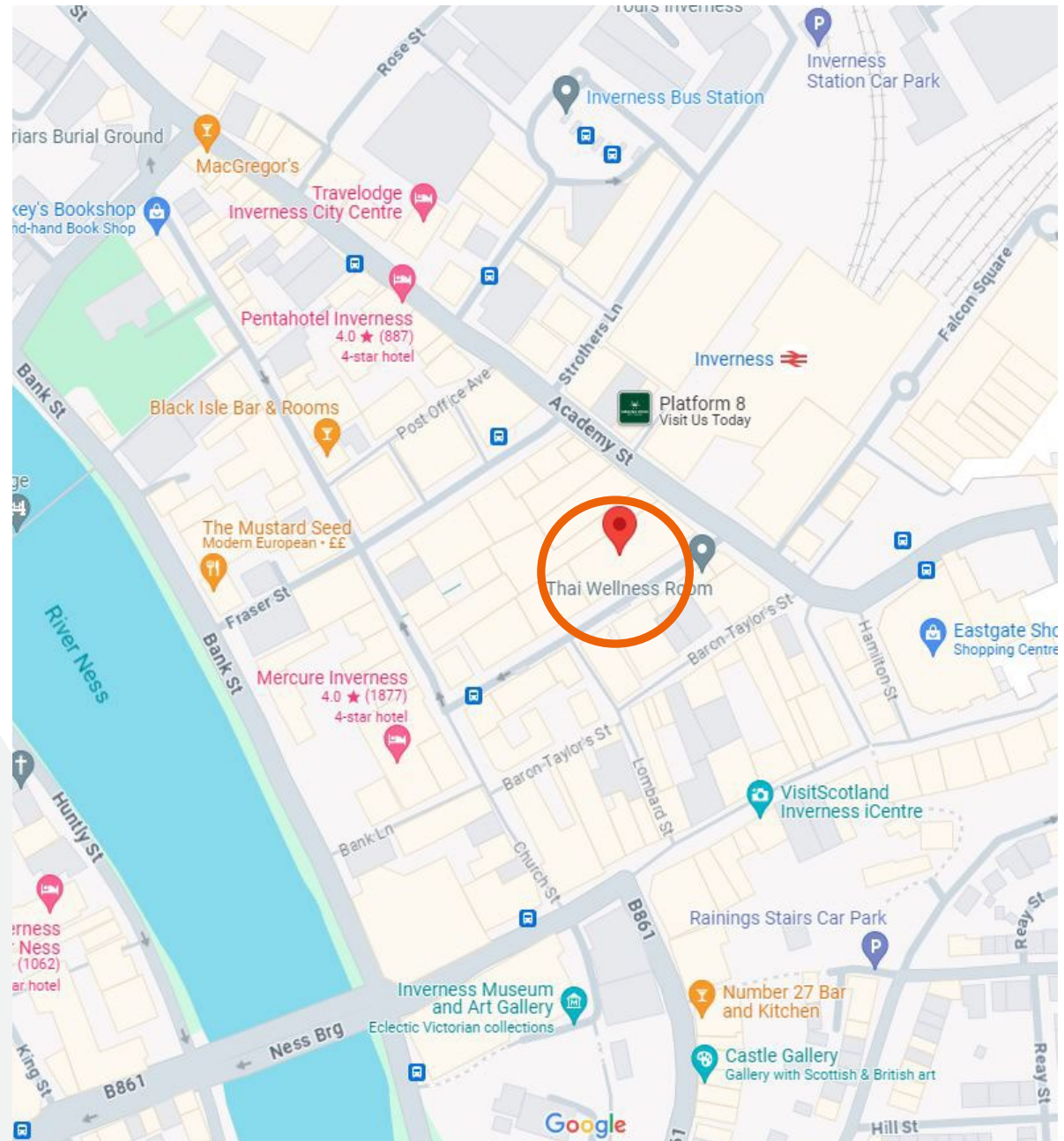
The ground floor comprises a high ceiling with ornate corncicing and suspended feature lighting, plasterboard walls, an ornate archway to the rear of the ground floor space, wood flooring with inlaid feature floor lights cascading light down to the basement and an attractive staircase with feature lights and glazed balustrade panels leading down to the basement. There is a toilet provided at the rear of the shop at ground floor level.

The basement provides a further open plan sales area and comprises a solid floor, plasterboard walls, feature ceiling light panels and benefits from further light provided through the floor lights fitted at ground floor level. Wall mounted radiators are fitted throughout the unit fed from a gas fired boiler.

**FLOOR AREA**

The property extends to the following Net Internal Area:

Floor	m <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	48.87	526.03
Basement	36.70	395.02
Total:	85.57	921.05





### PLANNING

The subjects currently benefit from use Class 1A (Shops, Financial, Professional and Other Services) in accordance with the Town & Country Planning (Use Classes) (Scotland) Order 1997. Please contact the agents to discuss any proposals.

### RATEABLE VALUE

The property is listed in the current Valuation roll with an NAV/RV of: £12,500. In terms of the Small Business Bonus Scheme, the property qualifies for 87.50% rates discount.

### EPC

Building Energy Performance Rating: Band "D". The EPC Certificate and Recommendations Report are available on request.

### RENT

A rental of £25,000 per annum, exclusive of VAT is sought. VAT will apply to the rent.

### LEASE TERMS

To Let on FRI lease terms for a period to be agreed, subject to tenant profile and proposed use. Immediate entry available upon landlord approval.

### LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon.

### VIDEO TOUR

[Click Here](#) for a Video Tour of the property.



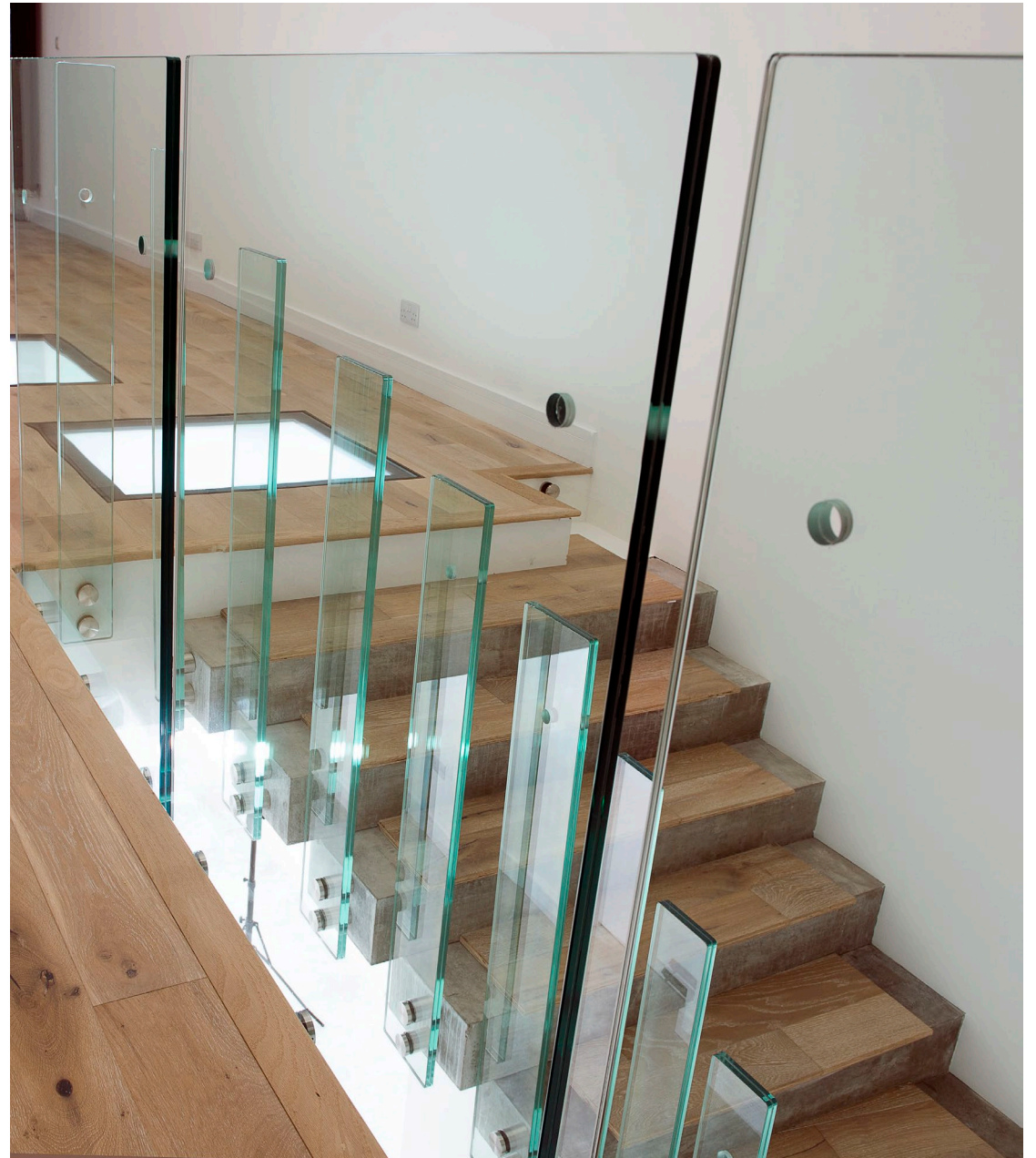




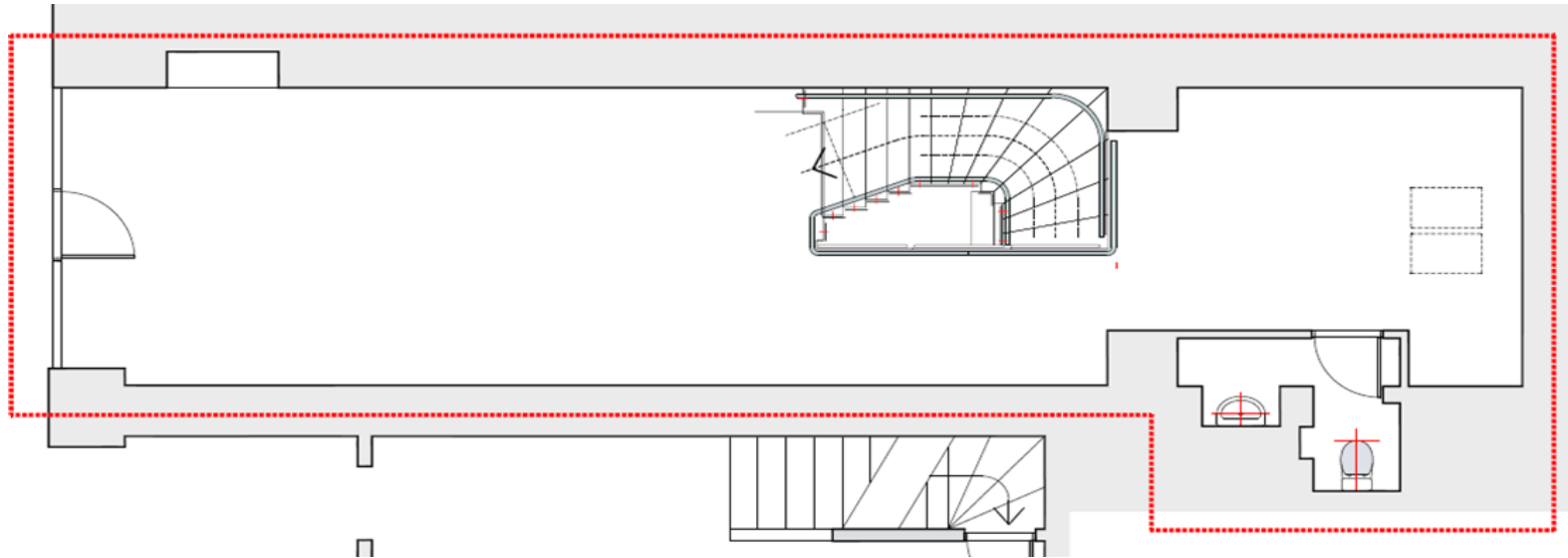




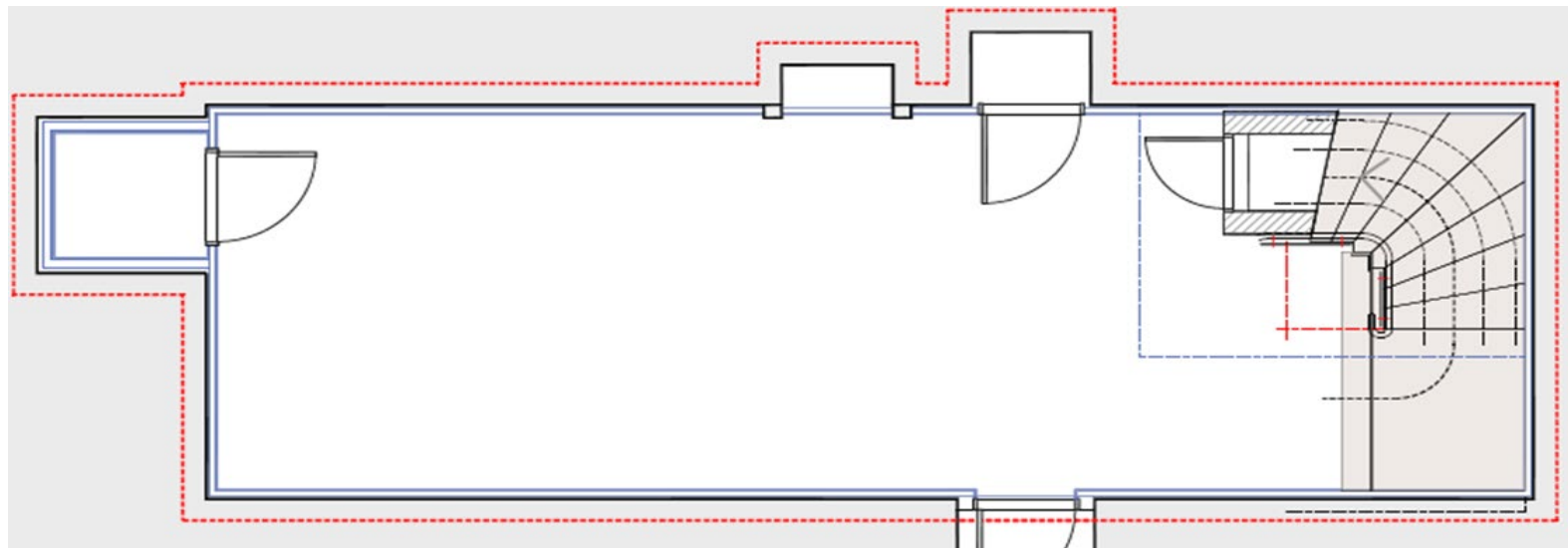




GROUND FLOOR - INDICATIVE FLOOR LAYOUT



BASEMENT - INDICATIVE FLOOR LAYOUT







**Photo Capture Date : 01 April 2019 (prior to current occupier's fitting out works)**

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

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

**Contact:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239

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