

LOCATION

Inverness is the retail, commercial and administrative centre for the Highlands and Islands and is located approximately 105 miles northwest of Aberdeen and 156 miles north of Edinburgh. The city has a resident population in excess of 65,000 people and an estimated catchment population of 350,000 people.

The property is located on Queensgate a well-established retail pitch. The subjects occupy a prime position on the south side of the street opposite Inverness Post Office. Queensgate links Church Street to Academy Street and is a primary pedestrian and bus thoroughfare. The Victorian Market entrance is located close by.

There is a loading bay directly in front of the unit plus on street disabled parking.

DESCRIPTION

The subjects comprise a modern ground floor retail unit forming part of a larger terraced 3-storey and attic stone and slate building.

The unit benefits from a large glazed display frontage with a glazed pedestrian door leading to an open plan reception/sales area. To the rear of this the current configuration provides for cellular offices which could easily be reconfigured to provide a larger sales area. To the rear of the shop there is storage space plus staff kitchen and toilet facilities.

The property benefits from modern spot lighting and electric heating. There is an exit door at the rear of the shop which leads to a service corridor and provides a secondary fire escape route.

FLOOR AREA

The property extends to the undernoted floor area:-

Accommodation	M ²	FT ²
Ground Floor	162	1,740
Total:	162	1,740





RATEABLE VALUE

The property is entered in the current Valuation Roll with a NAV/RV of: £23,000 effective from 1st April 2023.

PLANNING

Suitable for Class 1A (Shops, Financial, Professional and Other Services), use and may suit other uses subject to planning consent.

Please discuss any proposals with the marketing agents.

EPC

The property has an EPC Rating: "F".

The Certificate and Recommendations Report are available on request.

LEASE DETAILS

The unit is available on full repairing and insuring lease terms for a period to be agreed.

RENT

A rental of £25,000 per annum, exclusive of VAT, is sought.

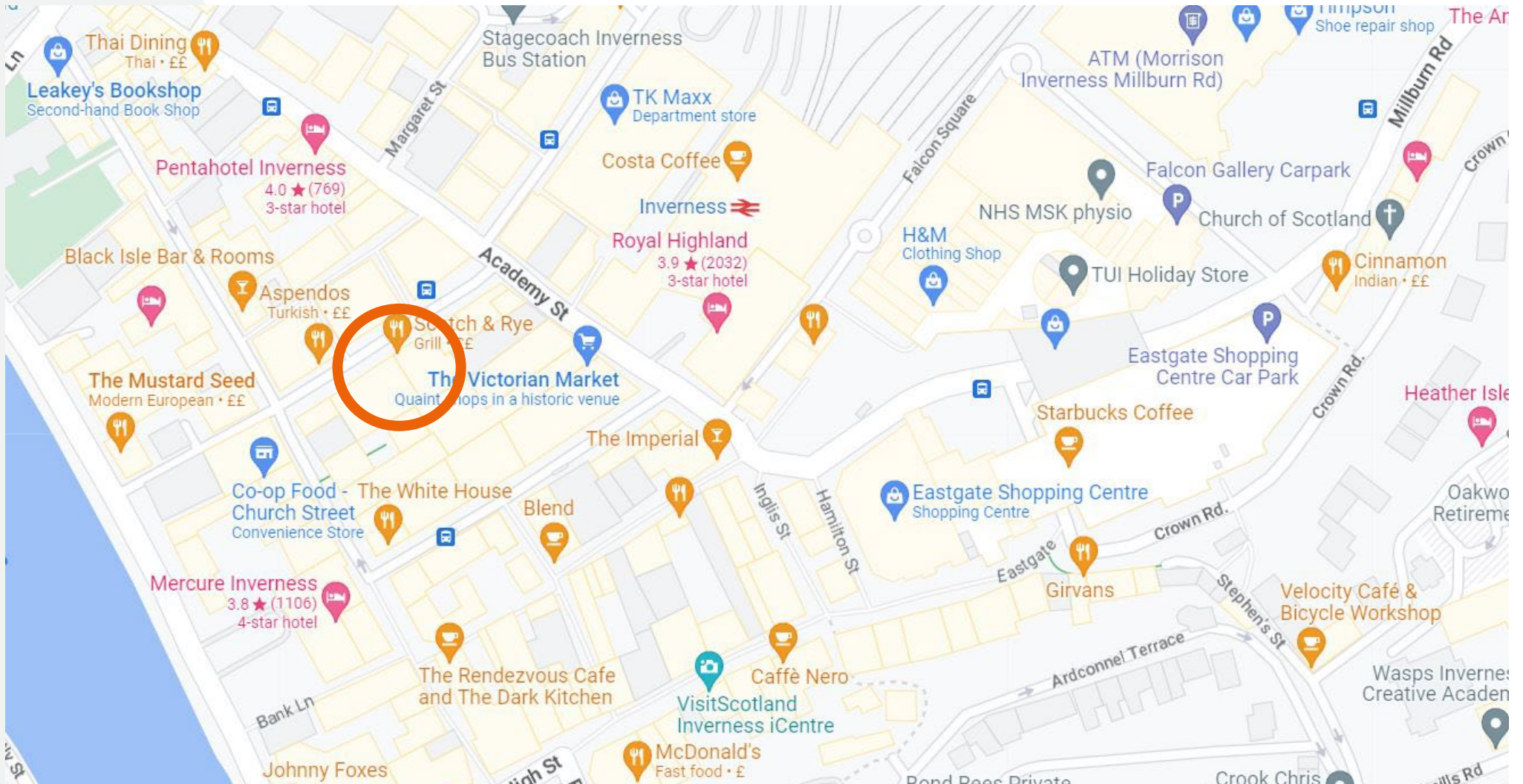
VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any 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

Contact: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Tel: 01463 712239

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