



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE PRIME RETAIL UNIT

NESSIES ARCADE,
7-9 CASTLE STREET
INVERNESS, IV2 3DX

PRICE: OFFERS OVER £350,000



- PRIME CENTRAL LOCATION
- GROUND FLOOR ACCOMODATION, EXTENDING TO 211.7m² (2,279 ft²)
- SUITABLE FOR RETAIL (CLASS 1) AND OFFICE (CLASS 2) USE. ALSO SUITABLE FOR RESTAURANT (CLASS 3) USE

NESSIES ARCADE, 7-9 CASTLE STREET INVERNESS, IV2 3DX

LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000.

The subjects are situated on Castle Street, a short walk from the High Street, opposite the Town Hall.

DESCRIPTION

The subjects comprise a ground floor commercial unit which was most recently operated as an amusement arcade. Surrounding properties are in mixed use, including predominantly retail units, fast food restaurant, licensed bars and a night club. We would expect the premises to be most suited to Class 1 and Class 2 use and we would not expect there to be any difficulty in obtaining these consents. Interested parties should contact the Highland Council Planning Department for further information.

ACCOMMODATION

Ground Floor: Front & Rear Shop area, toilet and staff area.

We calculate that the property extends to the following approximate floor areas:-

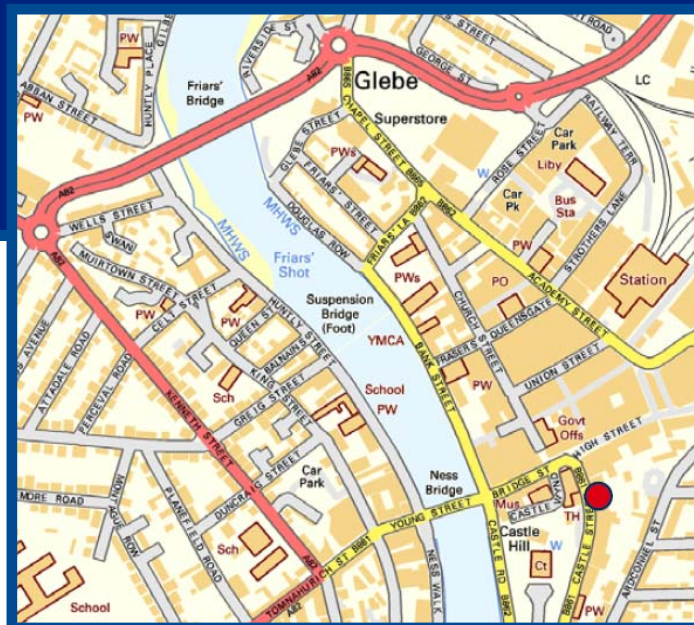
Ground Floor	211.7 SQ M	2,279 SQ FT
Shop Depth	25.61 M	84 FT
Net Frontage	8.93 M	29 FT

SERVICES

Mains water and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

The premises are listed in the current Valuation Roll with a NAV/RV at £53,000. The uniform business rate for commercial premises in Scotland is 49.3 in the pound for the financial year 2015/2016, for rateable values over £35,000, excluding water and sewerage charges.



SALE

Our Clients heritable interest is available to purchase at offers over £350,000 Exc VAT.

VAT

All figures quoted are exclusive of VAT, which will be added at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of Stamp Duty Land Tax, registration dues and any VAT thereon.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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