



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

OFFICE PREMISES / SUITES / STORE ROOMS

1 FRASER STREET
INVERNESS
IV1 1DW

RENT: FROM £500.00 P.A



- PRIME LOCATION, CENTRALLY POSITIONED.
- ACCOMODATION, RANGING FROM 6.6M² (71 ft²) TO 475.9M² (5123 ft²)

1 FRASER STREET INVERNESS, IV1 1DW

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. It also has the biggest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population of 350,000. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors. The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen road, the A9 Perth road and the A82 Fort William road. Specifically, 1 Fraser Street is centrally located on the corner of Fraser Street overlooking Church Street & Queensgate, shopping centre and Inverness Railway Station are both only 2 minutes walk from the subjects.

DESCRIPTION

The subjects comprise a complex of commercial units within a traditional Building of stone and slate construction in the city centre of Inverness.

ACCOMMODATION AND RENTAL

SEE APPENDED LIST

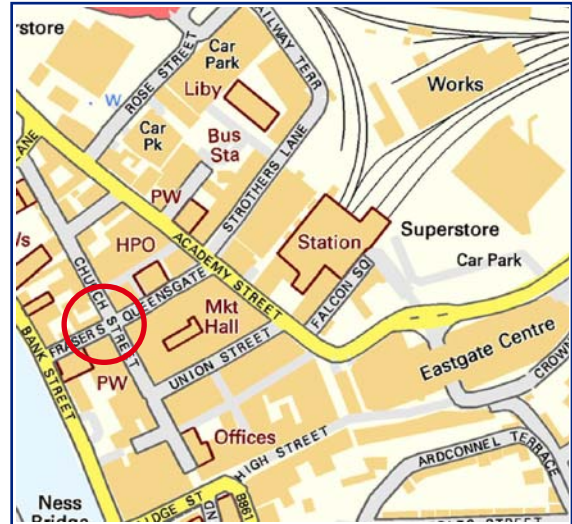
SERVICES

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

RATES

SEE APPENDED LIST

The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges.



LEASE TERMS

The units are available to lease on the basis of a 12 month license, which will renew annually unless otherwise terminated by either party.

VAT

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

ENTRY

The subjects are available for early entry.

LEGAL COSTS

There will be a Fee ranging between £150-£300 + VAT charged to the incoming Tenant for the preparation of the documentation required to secure accommodation.

VIEWING

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

Willem Stewart | ws@gs-cs.co.uk

Tel: 01463 718719 | Fax: 01463 710712 | Web: www.gs-cs.co.uk

Grant Stewart CS Ltd,

Chartered Surveyors, Ness Mews, Ardross Place, Inverness, I

