



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS



TO LET

**LICENCED RESTAURANT
(FORMERLY CHINESE)**

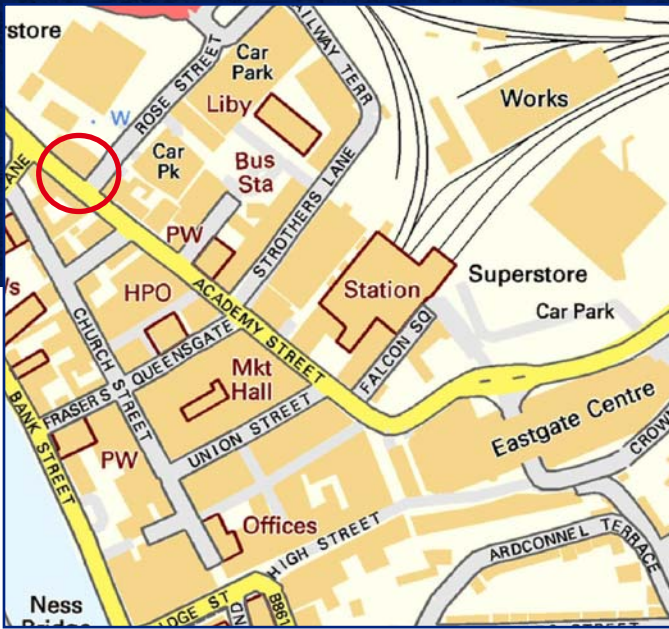
THE GATHERING PLACE
85-87 ACADEMY STREET
INVERNESS
IV1 1LU

**RENT: £22,000
(VAT IS NOT CHARGED ON THE RENT)**



- PRIME LOCATION, CENTRALLY POSITIONED IN MAIN LICENSED CIRCUIT
 - GROUND FLOOR AND FIRST FLOOR ACCOMODATION
 - SUITABLE FOR BAR/RESTAURANT
- FULLY EQUIPED AND FURNISHED.**

85-87 ACADEMY STREET INVERNESS, IV1 1LU



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, Academy Street is centrally located near a number of bars and hotels. Eastgate shopping centre and Inverness Railway Station are both only 3 minutes walk from the subjects.

DESCRIPTION / ACCOMMODATION

The subjects comprise a licensed Resataurant which is also fully equipped and furnished. The accommodation is arranged over the ground and first floors of a two storey building with additional attic storage.

The ground floor contains the restaurant which has 39 covers and a fully fitted bar / point of sales counter and a duel dumb waiter system. The modern fully equiped kitchen facility is on the first floor as are the toilets including Ladies and Gents with seperate staff toilet. In addition there is a large attic store accessed via a ramsey ladder.

The property was fully refurbished and equiped in 2008

GF Restaurant	48.29 M ²	519 FT ²
GF Corridor	20.0 M ²	216 FT ²
FF Kitchen & Toilet	91.3 M ²	983 FT ²
Attic / Storage	31.6 M ²	340 FT ²

LICENCES

We are advised that the property has operated as a licensed restaurant. Prospective Tenants should satisfy themselves by contacting the local Licencing Authority.

SERVICES

All mains services are connected to the property.

RATES

The premises are listed in the current Valuation Roll with a NAV/RV at £11,000. The uniform business rate for commercial premises in Scotland is 42.6p in the pound for the financial year 2013/2014, for rateable values under £35,000, excluding water and sewerage charges.

TRADE

No trade figures are being presented. Interested parties must make their own assumptions as to likely achievable trade, taking into account the style and location of the property.

INVENTORY

An inventory of the trade fixtures & fittings shall be prepared for agreement.

LEASE TERMS

The business is available to let on flexible lease terms. The annual commencing rent payable shall be £22,000, the subjects will be let as a going concern, fully equipped as a trading entity.

VAT

All figures quoted are exclusive of VAT.

RENTAL DEPOSIT

The incoming tenant will require to pay a Rental Deposit of £5,000 to be held for 5 years and repaid subject to old lease obligations having been met.

ENTRY

The subjects are available for early entry.

LEGAL COSTS

The incoming occupier will be responsible for our Client's reasonably incurred costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

VIEWING

Discreetly as a customer in the first instance. Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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