



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

www.gs-cs.co.uk
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- GROUND FLOOR ACCOMMODATION, EXTENDING TO 66.7 M² (718 ft²)
- EXISTING HAIR / BEAUTY SALON
- PRIME LOCATION, NEIGHBOURS INCLUDE - ALDI, LIDL, CURRY'S / PC WORLD, THE CO-OPERATIVE

16 TELFORD STREET, INVERNESS

RENT: £13,500

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, The subjects are located on the outskirts of the city centre and benefit from frontage on to Telford Street, which is the main thoroughfare from the west end. The new Aldi store is located towards the rear of the subjects and other neighbouring occupiers include mixed retail and residential uses.

DESCRIPTION

The subjects comprise a single storey retail unit which appears to have been built in the early part of the 20th century. The main walls are of solid stone built construction and the main roof is pitched and clad with slates. A modern extension was added to the rear approximately 12 years ago. The subjects are currently occupied by The Beauty Lounge and utilised for Salon purposes. The premises, however, are suitable for a variety of uses and interested parties should contact us with their proposals.

ACCOMMODATION

The accommodation may be summarised as follows; front salon area, rear salon area, nail bar, therapy room, staff kitchen and toilets. The net internal floor area amounts to approximately 66.7 sq m (716 sq ft) or thereby. The foregoing floor area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). The foot print of the building generally defines the extent of our clients heritable interest, however, their title also includes an area of land directly in front of the premises, which adjoins to the pedestrian footpath.

RENT

The Premises is available to rent at £13,500 per annum.

SERVICES

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

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £5,700.

The uniform business rate for commercial premises in Scotland is 46.6p in the pound for the financial year 2017/2018 for rateable values under £35,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification.

VAT

The property has not been elected for vat. Therefore vat is not applicable to the sale price.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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