Grant Stewart <u>Chartered Surveyors | Estate Agents</u> DEVELOPMENT CONSULTANTS

TO LET/FOR SALE RETAIL PREMISES 14-16 GREIG STREET INVERNESS IV3 5PT

RENT - £12,000 PRICE - £160,000



- PRIME LOCATION WITH DOUBLE FRONTAGE
- GROUND FLOOR ACCOMMODATION, EXTENDING TO 104.3 m² (1,123 ft²)
- SUITABLE FOR RETAIL, OFFICE OR DELI/COFFEE SHOP USE

Tel. 01463 718719

www.gs-cs.co.uk

14-16 GREIG STREET INVERNESS IV3 5PT

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 the West side of the River Ness, on the corner of Grieg Street and King Street.

The subject is within walking distance of the town centre, which can be accessed by the Greig Street Bridge. Surrounding properties are of mixed commercial and residential use.

DESCRIPTION

The subjects comprise a city centre premises with accommodation arranged over the ground floor of a two storey and attic building. The main exterior walls are of stone construction and the roof is pitched and clad with slates.

ACCOMMODATION

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

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

Front Shop	75.7 M ²	815 FT ²
Back Shop	28.6 M ²	309 FT ²
GIA	104.3 M ²	1,123 FT ²
Toilet / Staff Area	3.46 M ²	37 FT ²

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 £13,250. 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 £51,000, excluding water and sewerage charges.



LEASE TERMS

The property is available on flexible terms for a period to be agreed.

RENT

£12,000 per annum.

SALE PRICE

£160,000 (The premises have not been elected for VAT and therefore VAT is not applicable to the rent or sale price.

ENTRY

The subjects are available for early entry.

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 LBTT, registration dues and any VAT thereon.

VIEWING

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

Grant Stewart | gs@gs-cs.co.uk

Tel: 01463 718719 | Fax: 01463 710712 | Web: www.gs-cs.co.uk Grant Stewart CS Ltd, Ness Mews, Ardross Place, Inverness, IV3 5BY



Disclaimer: Messrs Grant Stewart CS Ltd for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- June 2017.