



Grant Stewart

Chartered Surveyors | Estate Agents
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

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:

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