



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

**TO LET**

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)  
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**15 LOMBARD STREET, INVERNESS, IV2 1QQ**  
**ASKING RENT: FROM £4,000 PER ANNUM**

- GROUND FLOOR RETAIL PREMISES
- 6 INDIVIDUAL STUDIOS
- ACCOMMODATION FROM 8.22m<sup>2</sup> (88 ft<sup>2</sup>)
- SUITABLE FOR CLASS 1 USE

## 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.

The premises occupy a prominent position on Lombard Street close to Inverness High Street. The surrounding occupiers are a mix of national and local companies including Oxfam, Cancer Research UK and Barclays Bank.

## DESCRIPTION

The subjects comprise 6, ground floor studios within a mid-terraced building of traditional stone & slate construction. There is a metal security shutter at the front entrance.

## RENT / SERVICE CHARGE

The subjects are available to rent from £4,000 per annum. A Service charge is also payable, monthly in advance, in respect of the common facilities.

## RATEABLE VALUE

The rateable value for each studio will require to be assessed upon occupation. The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2019/2020, excluding water and sewerage charges.

## SERVICES

The subjects have mains connections to water, electricity and drainage.

## VAT

The property is not VAT elected.

## LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

## LEGAL COSTS

For a formal long term Lease, each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon. For a short or medium term license, the incoming occupier will incur a License Fee of £350 + VAT.

## ENTRY

Immediate entry is available subjects to conclusion of legal missives.

## FURTHER INFORMATION

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

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