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Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS



FULLY FITTED RESTAURANT INCLUDING TRADE FIXTURES & FITTINGS

- PROMINENT CITY CENTRE LOCATION
- OPPOSITE FARRALINE BUS PARK & RAILWAY STATION
- CLASS 3 (FOOD, DRINK AND TAKEAWAY) PLANNING CONSENT
- FLOOR AREA 150.8 SQM (1,623 SQ FT)
- MODERN FIT OUT INC GREASE EXTRACTION
- ALL TRADE FIXTURES & FITTINGS INCLUDED
- EXCELLENT CONDITION, READY FOR IMMEDIATE USE
- REDECORATED IN SUMMER 2014

SALE PRICE: £300,000

RENT: £30,000 PER ANNUM

FOR SALE/TO LET

**UNIT 10, STROTHERS LANE,
INVERNESS, IV1 1LR**

HIGH SPECIFICATION KITCHEN ODOUR CONTROL AND GREASE EXTRACTION SYSTEM INSTALLED. AIR CONDITIONING SYSTEM FULLY FITTED.

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination. The property occupies a prominent corner position on Strothers Lane, adjoining Farraline Park Bus Terminus, which is a busy retail thoroughfare linking in between Academy Street and Railway Terrace and connects to the A82 Longman Road. The railway station lies in close proximity. There are two car parks nearby which provide around 1000 spaces. Surrounding occupiers include TK Maxx, Sports Direct, M & Co and Artysan's Cafe.

DESCRIPTION

The subjects comprise a modern ground floor restaurant unit which was fully fitted in 2012 and has the benefit of a Class 3 (Food, Drink and Takeaway) planning consent. The accommodation provides an open plan dining area currently set out with 44 table covers in addition to the kitchen, wash room and bar area. There are also ladies, gents and disabled toilet facilities. The property has the benefit of a mains gas supply, full Kitchen odour control and grease extraction system and air conditioning. The property is in excellent condition having been redecorated in summer 2014 and is ready for immediate use.

RATEABLE VALUE

Listed in the Valuation Roll at £26,000. The rate poundage is currently 48p. Annual rates payable for 2015/2016 equates to £12,480, exclusive of water and sewerage costs.

FIXTURES AND FITTINGS

The prices stated include all trade fixtures and fittings including kitchen cooking equipment, dish and glass washers, chiller cabinets, fridge/freezers, coffee machine, tables & chairs etc.

SALE PRICE

Offers over £300,000 are sought for our client's heritable interest, exclusive of VAT which will be added at the prevailing rate.

FLOOR AREA

The floor area extends to approximately 150.8 sq m (1,623 sq ft).

DATE OF ENTRY

Immediate entry, subject to completion of legal missives.

LEASE TERMS

The subjects are available To Let on terms to be agreed at a rental of £30,000 per annum, exclusive of VAT.

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 Stamp Duty Land Tax, registration dues and any VAT thereon.

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents Grant Stewart Chartered Surveyors or Shepherd Chartered Surveyors:-

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