Tel. 01463 718719 Tel. 01463 712239



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.

UNIT 10, STROTHERS LANE, INVERNESS, IV1 1LR

B865

FAST

www.gs-cs.co.uk www.shepherd.co.uk

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^{A82}

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:-

Grant Stewart Email: gs@gs-cs.co.uk

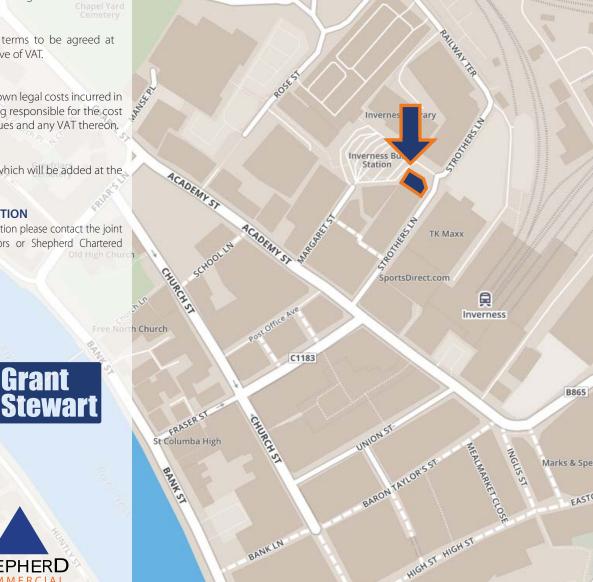
Grant Stewart Chartered Surveyors, Ness Mews. Ardross Place. Inverness, IV3 5BY

Tel: 01463 718719 Fax: 01463 710712

Neil Calder Email: n.calder@shepherds.co.uk

Shepherd Chartered Surveyors Duncan House Wester Inshes Place Inverness IV2 5HZ

Tel: 01463 712239 Fax: 01463 710325



Disclaimer: The Agents or 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:- March 2016.

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Grant