

Tel. 01463 718719

TO LET

10 Queensgate / 41 Academy Street, Inverness IV1 1DA

www.gs-cs.co.uk



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

REFURBISHED PUBLIC HOUSE/RESTAURANT •

INITIAL RENTAL - £25,000 PER ANNUM •

Located in the heart of Inverness on main licensed circuit •

Large commercial kitchen •



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.

Specifically the subjects are situated on the north side of Queensgate between its junction with Academy Street and Post Office Lane. The subjects lie in a prominent position in the heart of the retail / commercial hub of Inverness within the city's core licenced circuit area. Nearby occupiers include The Co-op , Ladbrokes and William Hill. There are also several nearby Pubs and Restaurants including Scotch and Rye, The Room, The Exchange and Hootananny.

DESCRIPTION

The subjects are formed within the ground floor and basement level of a three storey, attic and basement detached stone building. The subjects benefit from two separate accesses from Academy Street and Queensgate.

LICENCE

There is a premises license in place.

SERVICES

We understand that the property is connected to all main services including water, electricity, gas and drainage.

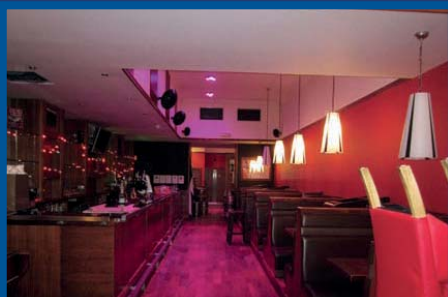
RATES

The rateable value of the public house as entered on the Valuation Roll on 1st April 2010 is £20,000. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges.

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.





ACCOMMODATION

The accommodation is as follows:

GROUND FLOOR

Contemporary Bar

Public bar with modern decoration, which has been refurbished in recent years, including granite topped hardwood bar and booth seating (40 covers).

Dining Area/Cocktail Bar

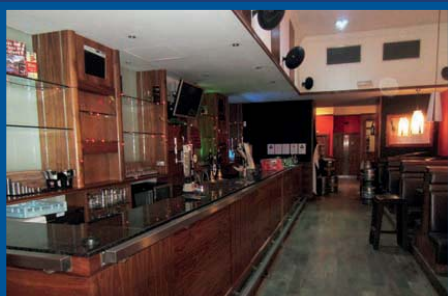
Separate raised dining area (30 covers), with granite topped bar and gantry.

Lower Lounge

Lower lounge accessed from Academy Street.

Customer Toilets

Accessible customer toilet situated off the public bar and dining area.



BASEMENT

Customer Toilets

Recently refurbished Ladies and Gents customer toilets with service store.

Staff Toilets

Ladies and Gents staff toilets.

Service Areas

Beer chill room, spirit store, dry goods store, rear hall with general store.

Managers Office

Manager's office housing CCTV recording equipment with desk and chair.





Commercial Kitchen

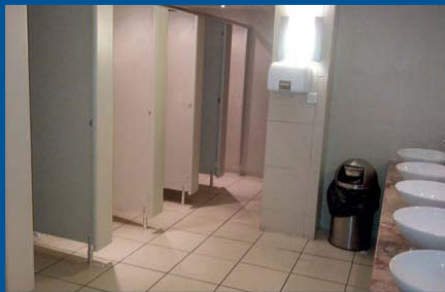
Fully equipped commercial kitchen with service hoist, wash up area and dry goods store.

NIA (ex Basement)	2,509 ft ²
Basement	2,279 ft ²

RENTAL OFFERS AND THE LEASE

The premises have been placed on the market subject to offering a new lease at the following rentals:

Year 1	£25,000
Year 2	£27,500
Year 3	£30,000



The premises are offered on flexible lease terms from Caledonian Heritable Ltd. The new tenant may also benefit from Caledonian Heritable's group discount for beer, spirit and wine purchases, subject to terms. Rent reviews will be at five yearly intervals and the lease will be on a standard institutional tenants full repairing and insuring basis.

The tenant will be required to maintain all trade fixtures, fittings and equipment (a copy of the inventory is available on request).

A 3 month rental deposit is required.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS

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

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

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



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