



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

PROMINENT CORNER RETAIL UNIT

- CLOSE TO INVERNESS HIGH STREET AND EASTGATE CENTRE
- GROUND FLOOR ACCOMMODATION, EXTENDING TO 121.46 m² (1,307 ft²)
- NEIGHBOURS INCLUDE - BARCLAYS BANK, SLATERS, CANCER RESEARCH, HARRY GOW



TO LET

**21 - 23 UNION STREET
INVERNESS
IV1 1QA**

RENT

£20,000 PER ANNUM

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 subjects are located on the corner of Union Street and Drummond Street. The Eastgate Shopping Centre, Falcon Square and Inverness Train Station are all nearby and surrounding occupiers include Barclays Bank, Slaters, Cancer Research and Harry Gow.

DESCRIPTION

The subjects comprise a corner ground floor and basement retail unit in Inverness city centre. The main retail area is located on the ground floor, with a stairway leading to the basement which is suitable for storage. A toilet and kitchen facilities are also located in the basement.

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a rateable value of £18,500. The uniform business rate for commercial premises in Scotland is 48.4p in the pound for the financial year 2016/17 for rateable values under £35,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:-

Ground Floor	66.24 m ²	713 ft ²
Basement	55.22 m ²	594 ft ²
Total NIA	121.46 m ²	1307 ft ²

EPC

Available on request.

SERVICES

Mains water and electricity services are connected to the property. Drainage is to the main sewer.

DATE OF ENTRY

Immediate entry, subject to completion of legal missives.

LEASE TERMS

Our Client is seeking to assign their current Leasehold Interest or alternatively enter into a Sub-Lease agreement. The subjects are available To Let at a rental of £20,000 per annum, plus 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 LBTT, registration dues and any VAT thereon.

VAT

VAT is not applicable.

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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