



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

10 CHURCH STREET, INVERNESS, IV1 1EA

- CENTRALLY LOCATED RETAIL UNIT
- EXTENDING TO 95 m2 (1,027 ft2)
- GENEROUS RENTAL INCENTIVES AVAILABLE

RENT:

YEAR 1: £10,000

YEAR 2: £15,000

YEARS 3 to 5: £19,500

(SHORTER TERMS AVAILABLE, FURTHER INFORMATION ON REQUEST)

RETAIL UNIT TO LET PRIME CENTRAL LOCATION, INCENTIVES AVAILABLE

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 occupy a prominent position on Church Street, This area has recently benefited from streetscape improvements. Neighbouring occupiers comprise Ladbrokes, , Barnardos and range of mixed commercial uses including retail, cafe/restaurant, office and licensed premises.

DESCRIPTION

The subjects comprise a shop unit arranged over ground floor within a modern parade located in a four storey block fronting Church Street.

LEASE TERMS

Short term rentals available, on a monthly or annual basis at discounted rates. For longer lease terms, of 3 years or more, our client will be looking to acheive an annual rental of £19,500 ex VAT

ACCOMODATION

The approximate dimensions and gross internal floor area are as follows:

Front Shop	55.84 m ²	601 ft ²
Storage Area	25.78 m ²	277 ft ²
Ancilliary Toilet/Staff Area	13.8 m ²	148 ft ²
Interal Floor Area	95.42 m ²	1026 ft ²

SERVICES

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

PLANNING

The subjects are suitable for Class 1 (Retail) use. Interested parties should contact the marketing agents or the local planning department with regards to alternative uses (tel. 01463 255200).

DATE OF ENTRY

Immediate entry available.

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a rateable value of £24,000. The Uniform Business Rate for the 2016/2017 financial year is 48.4 pence for properties with a Rateable Value below £35,000. Water and sewerage charges are separately levied and will be the responsibility of the tenant.

LEGAL COSTS

For short term licences the tenant will be responsible for the costs preparation of the licence at £300 plus VAT . For longer leases each party will be responsible for their own legal costs incurred in this transaction with the tenantbeing responsible for the cost of LBTT, registration dues and any VAT thereon.

VAT

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

SERVICE CHARGE AND BUILDINGS INSURANCE

Service charge - £54.00 pcm plus VAT. Buildings insurance - £21.17 pcm plus VAT.

FURTHER INFORMATION

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

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

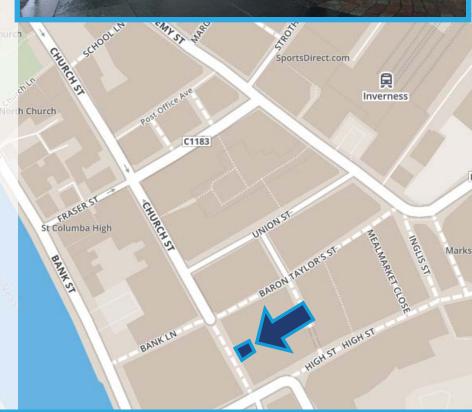
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