



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

**8 CHURCH STREET,  
INVERNESS, IV1 1EA**

- CENTRALLY LOCATED RETAIL UNIT
- EXTENDING TO 84.4 m<sup>2</sup> (910 ft<sup>2</sup>)
- 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**

SHORT TERM RENTALS AVAILABLE, ON A MONTHLY OR ANNUAL BASIS.

**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/RENT**

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:

Shop	65.50 m <sup>2</sup>	705ft <sup>2</sup>
Store	4.87 m <sup>2</sup>	52 ft <sup>2</sup>
Hall / Toilets	14.17 m <sup>2</sup>	152 ft <sup>2</sup>
<b>Total</b>	<b>84.54 m<sup>2</sup></b>	<b>909 ft<sup>2</sup></b>

**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 - £21.25 pcm plus VAT

**FURTHER INFORMATION**

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

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