



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

HOT FOOD TAKE-AWAY PREMISES

107 ACADEMY STREET

INVERNESS

IV1 1LX

RENT - £15,000 PA



- PRIME TOWN CENTRE LOCATION
- GROUND & FIRST FLOOR ACCOMMODATION, EXTENDING TO 137.21 m² (1,477 ft²)
- FULL HOT FOOD TAKE-AWAY CONSENT

107 ACADEMY STREET INVERNESS IV1 1LX

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, Academy Street is centrally located near a number of bars and hotels. Eastgate shopping centre and Inverness Railway Station are both only 3 minutes walk from the subjects.

DESCRIPTION

The subjects comprise a city centre premises with accommodation arranged over the ground floor, first floor & basement of a two storey and attic building. The main exterior walls are of stone construction and the roof is pitched and clad with slates.

ACCOMMODATION

Ground Floor: Front & Rear Shop area and staff area.

First Floor: Staff toilet & Storage area.

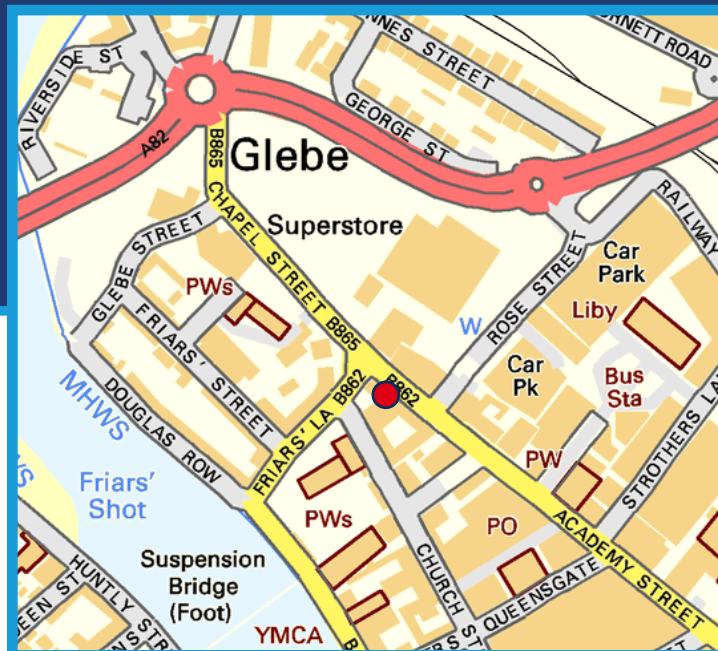
Basement: Storage area.

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

| | | |
|-----------------------|-----------------------|-----------------------|
| Front Shop | 30.28 M ² | 326 FT ² |
| Kitchen / Store | 24.85 M ² | 267 FT ² |
| Staff Area | 25.54 M ² | 275 FT ² |
| Storage Area / Toilet | 26.87 M ² | 289 FT ² |
| Basement | 29.67 M ² | 319 FT ² |
| GIA | 137.21 M ² | 1,476 FT ² |

SERVICES

Mains water, Electricity and Gas services are connected to the property. Drainage is to the main sewer.



RATES

The premises are listed in the current Valuation Roll with a NAV/RV at £10,000. The uniform business rate for commercial premises in Scotland is 46.6p in the pound for the financial year 2017/2018, for rateable values under £51,000, excluding water and sewerage charges.

LEASE TERMS

The property is available on flexible terms for a period to be agreed.

RENT

£15,000 per annum.

ENTRY

The subjects are available for early entry.

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.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

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