



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET
(DUE TO RELOCATION)

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19 INGLIS STREET, INVERNESS, IV1 1HN

RENT: YEAR 1 - £20,000 PER ANNUM

YEAR 2 - £22,500 PER ANNUM

YEAR 3 - £25,000 PER ANNUM

- GROUND FLOOR RETAIL PREMISES
- EXTENDING TO 48.58m² - 523 ft²
- SUITABLE FOR CLASS 1 USE

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.

The premises occupy a prominent position on Inglis Street, close to Inverness High Street. The surrounding occupiers are a mix of national and local companies including Costa Coffee, Carphone Warehouse, Ramsdens, Hays Travel, Lloyds TSB.

DESCRIPTION

The subjects comprise a small ground floor retail unit forming part of a two storey terraced block. The building is of a brick rendered construction under a pitched and slate roof. Internally the subjects comprise a small front sales area with rear preparation, storage and staff facilities.

SERVICES

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

RENT

On the basis of a 3 year Lease Agreement, the annual rental is as follows:- Year 1 - £20,000 per annum, Year 2 - £22,500 per annum, Year 3 - £25,000 per annum.

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a Rateable Value of £17,500. The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2019/2020, excluding water and sewerage charges.

VAT

The property is not VAT elected.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

For a formal long term Lease, each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

ENTRY

Immediate entry is available subjects to conclusion of legal missives.

FURTHER INFORMATION

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

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