### Tel. 01463 718719 Tel. 01463 712239



## **RETAIL PREMISES**

- PROMINENT CITY CENTRE LOCATION
- GROUND FLOOR & BASEMENT ACCOMMODATION, EXTENDING TO 161 m<sup>2</sup> (1,736 ft<sup>2</sup>)
- SUITABLE FOR CLASS 1 USE



# **TOLET:**7 QUEENSGATE,<br/>INVERNESS, IV1 1DE

# YEAR 1 RENT: £10,000

### 7 QUEENSGATE, INVERNESS, IV1 1DE

#### 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. Specifically, the subject is centrally located on Queensgate, near its junction with Academy Street. Nearby are a number of assorted businesses as well as several public bars, restaurants and offices. The Eastgate shopping centre and Inverness Railway Station are both only a short walk away.

#### DESCRIPTION

The subjects comprise a city centre premises with accommodation arranged over the ground floor and basement of a three storey and attic building of stone contruction. The property benefits from having shop frontage on Queensgate and additional frontage / display windows within the Victorian Market Hall

#### **RATEABLE VALUE**

The premises are listed in the current Valuation Roll with a NAV/RV at £18,500. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2020/2021, for rateable values under £51,000, excluding water and sewerage charges.

#### 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).

#### ACCOMMODATION

Ground Floor: Shop, Changing Room, Storage Cupboard Basement: Shop, Storage Room, Office, Staff Room, Kitchen, Toilets

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

Ground Floor	55.44 m <sup>2</sup>	597 ft <sup>2</sup>
Basement	105.80 m <sup>2</sup>	1,139 ft <sup>2</sup>
FAIRFIELD Rollet / store		
GIA	161.24 m <sup>2</sup>	1,736 ft <sup>2</sup>

Band F.

#### SERVICES

EPC

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

#### **DATE OF ENTRY**

By agreement.

#### LEASE TERMS

The subjects are available To Let on terms to be agreed at a rental of £20,000 per annum. Year 1 Rent has been discounted to £10,000 subject to a minimum 3 year term.

#### 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 payable on the Rent.

#### VIEWING AND FURTHER INFORMATION

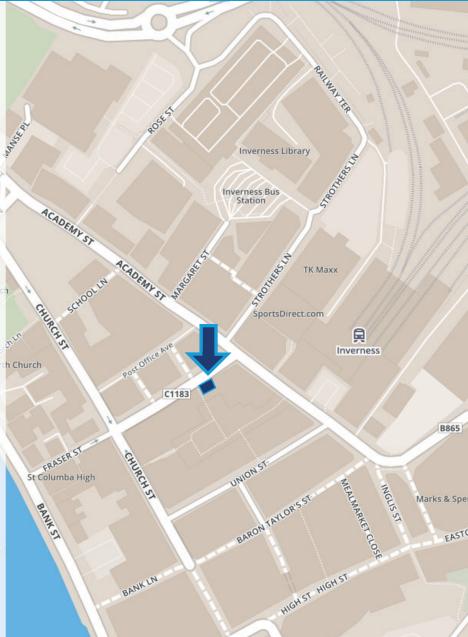
To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

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Grant Stewart
Email: gs@gs-cs.co.uk
Willem Stewart
Email: ws@gs-cs.co.uk
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Grant Stewart Chartered Surveyors, Ness Mews. Ardross Place, Inverness, IV3 5BY

Tel: 01463 718719 Fax: 01463 710712





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