



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## 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



**TO LET:** 7 QUEENSGATE,  
INVERNESS, IV1 1DE

**YEAR 1 RENT:** £10,000

**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 construction. 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>
<b>GIA</b>	<b>161.24 m<sup>2</sup></b>	<b>1,736 ft<sup>2</sup></b>

**EPC**

Band E.

**SERVICES**

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:-

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

Grant Stewart Chartered Surveyors,  
 Ness Mews,  
 Ardross Place,  
 Inverness, IV3 5BY

Tel: 01463 718719  
 Fax: 01463 710712

