

# **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

RENT:

£20,000 PER ANNUM

## **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>
AIRFIELD ROLLET / Store		
GIA	161.24 m <sup>2</sup>	1,736 ft <sup>2</sup>

## EPC A82

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.

## **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,

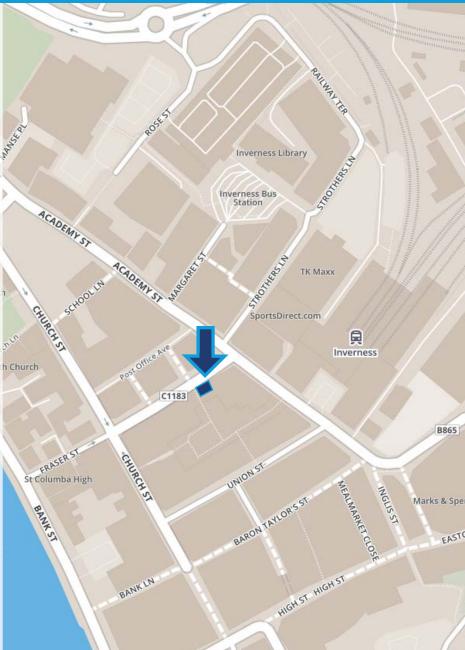
Ness Mews,

Ardross Place,

Inverness, IV3 5BY

Tel: 01463 718719 Fax: 01463 710712





Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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