



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

**TO LET/MAY SELL**

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)  
Tel. 01463 718719



**13 LOMBARD STREET, INVERNESS, IV1 1QQ**  
**ASKING RENT: £16,000 PER ANNUM**

- FIRST FLOOR OFFICE PREMISES
- EXTENDING TO 125.18m<sup>2</sup> (1,347ft<sup>2</sup>)
- SUITABLE FOR A VARIETY OF USES  
(SUBJECT TO PLANNING)



**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 Lombard Street close to Inverness High Street. The surrounding occupiers are a mix of national and local companies including Oxfam, Cancer Research UK and Barclays Bank.

**DESCRIPTION**

The subjects comprise first floor office premises within a mid-terraced building of traditional stone & slate construction.

**RENT**

The subjects are available to rent at £16,000 per annum.

**RATEABLE VALUE**

The premises are listed in the current Valuation Roll with a NAV/RV at £12,750. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2022/2023, for rateable values under £51,000, excluding water and sewerage charges. 100% Rates Relief is therefore available under the Small Business Rates Relief Scheme subject to qualification.

**SERVICES**

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

**VAT**

The property is not VAT elected.

**LEASE TERMS / SALE**

The premises are available to lease on flexible terms subject to a repairing and insuring liability. Our client may consider selling their heritable interest. Price on application.

**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. For a short term license, the incoming occupier will incur a License Fee of £350 + VAT.

**ENTRY**

Immediate entry is available, subject to conclusion of legal missives.

**FURTHER INFORMATION**

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

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

