



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

www.gs-cs.co.uk
Tel. 01463 718719



21 HIGH STREET, INVERNESS, IV1 1HY
RENT: £22,000 PER ANNUM

- COMMERCIAL PREMISES IN CITY CENTRE LOCATION
- GROUND FLOOR & BASEMENT ACCOMMODATION
EXTENDING TO 34.56m² (372 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. Specifically, the subjects are located on High Street, a short walk from Inverness Castle, Eastgate Shopping Centre and newly renovated Victorian Market. Nearby occupiers include: McDonalds, Primark, Bella Italia, Zizzi's, Lush Cosmetics, Slaters Menswear, Poundland, WHSmith, Superdrug, Ramsdens Financial, Specsavers Opticians, Mountain Warehouse.

DESCRIPTION

The subjects comprise an attractive kiosk style retail unit arranged over ground floor and basement within a traditional 3 storey building.

Ground Floor	19.30 M ²	208 FT ²
Basement	15.26 M ²	164 FT ²
Net Frontage	3.35 M	10 FT 11
Shop Depth	6.90 M	22 FT 7

RENT

The subjects are available to rent at £22,000 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a rateable value of 11,000. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2023/2024, excluding water and sewerage charges.

SERVICES

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

VAT

We understand that the property is VAT elected and therefore VAT will be payable on the rent, at the standard rate.

LEASE TERMS

The property is available on the basis of a new Full Repairing and Insuring Lease for a term to be agreed, subject to five yearly rent reviews.

LEGAL COSTS

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.

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

