

# TO LET

## COMMERCIAL PREMISES



42 CULCABOCK ROAD, INVERNESS, IV2 3XQ  
RENT: FROM £20,000 PER ANNUM

- PRIMELY LOCATED DELI/CAFE PREMISES
- GROUND FLOOR ACCOMMODATION EXTENDING TO 63.29 M2 (681 FT2)
- OPTIONAL FIRST FLOOR RESIDENTIAL ACCOMMODATION



## 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 Culcabock Road. Nearby occupiers include McColl’s, Inverness Golf Club, Inshes Retail Park.

## DESCRIPTION

The subjects comprise an existing ground floor commercial premises which has most recently operated as a deli/cafe under Class 1 Use, and first floor residential accommodation within a multi-occupancy building of traditional stone & slate construction.

## SERVICES

The property is connected to mains supply for electricity, gas and water, whilst drainage is to the main public sewer. In addition, there are already 2 separate mains supplies for both electricity and gas benefitting any proposed sub-division.

## PLANNING

Highland Council Planning Department have confirmed that the premises have their existing mixed-use consent, along with fully residential occupation. In addition, initial enquiries regarding change of use for Class 3 consent (sui generis) would be given consideration, subject to application.

## RATEABLE VALUE

The commercial premises are listed in the current Valuation Roll with a NAV/RV at £7,200.00 which would allow the new occupier to claim relief under the Small Business

Rates Relief scheme (subject to qualifying criteria).

The residential accommodation has been categorized as band B for council tax purposes.

## RENT

Commercial Premises - £20,000.00 per annum.

Residential Premises - Price on application.

## VAT

There is no VAT payable on the rent.

## FURTHER INFORMATION

For further information please contact the sole agents:-

Grant Stewart Chartered Surveyors

Grant Stewart

Email: [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)

Willem Stewart

Email: [ws@gs-cs.co.uk](mailto:ws@gs-cs.co.uk)

Grant Stewart Chartered Surveyors,

Ness Mews,

Ardross Place,

Inverness, IV3 5BY

Tel: 01463 718719

Fax: 01463 710712







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