



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

OFFICE SPACE TO LET

1st FLOOR

10 BANK STREET

INVERNESS, IV1 1QY

ALL INCLUSIVE: £6,250 PA



- FIRST FLOOR ACCOMMODATION, EXTENDING TO 35.6 m² (383 ft²)
- PRIME LOCATION IN CITY CENTRE

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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 Premises are located on Bank Street, a prominent location overlooking the River Ness. The surrounding properties comprise primarily commercial subjects including offices, restaurants and retail outlets.

DESCRIPTION

The subjects comprise 35.6 sq m of first floor office space, in the centre of Inverness.

ACCOMMODATION

The accommodation may be summarised as follows;

Office 1	15.0 M ²	162 FT ²
Office 2	10.8 M ²	116 FT ²
Reception	9.80 M ²	105 FT ²
GIA	35.60 M ²	383 FT ²

SERVICES

Mains water and Electricity services are connected to the property. Drainage is to the main sewer.

RATES

The premises are listed in the current Valuation Roll with a NAV/RV at £4,400. The uniform business rate for commercial premises in Scotland is 48.0p in the pound for the financial year 2015/2016, for rateable values under £35,000, excluding water and sewerage charges.

LEASE DETAILS

Flexible Lease Terms. We understand there is approximately 3 years & 6 months remaining of the existing Lease and that the Tenant has a good relationship with the Landlord and a new Lease to a new occupier may be available by agreement.

RENT

£6,250 per month, all inclusive (with the exception of Local Authority Rates and Water Charges. The property would attract 100% Rates Relief under the Small Business Scheme subject to qualifying criteria

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 Land & Building Transaction Tax (LBTT), registration dues and any VAT thereon.

VIEWING

Formal viewing by appointment only through the sole marketing agents. For further information please contact:

Grant Stewart | gs@gs-cs.co.uk

Tel: 01463 718719

Fax: 01463 710712

Web: www.gs-cs.co.uk

Chartered Surveyors, Ness Mews, Ardrross Place,
Inverness, IV3 5BY

