



**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



**7-9 CASTLE STREET, INVERNESS, IV2 3DX**

**RENT: £42,000 PER ANNUM**

**PRICE: OFFERS OVER £395,000**

- COFFEE HOUSE / CAFE PREMISES
- EXTENDING TO 211.7m<sup>2</sup> (2,279 ft<sup>2</sup>)
- SUITABLE FOR CLASS 1/2/3 USE

### LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000. Specifically, the subjects are situated on Castle Street, a short walk from the High Street, opposite the Town Hall.

### DESCRIPTION

The subjects comprise a ground floor commercial unit which was most recently operated as an Ice Cream Parlour / Cafe. surrounding properties are in mixed use, including predominantly retail units, restaurants and licensed bars.

### SERVICES

The subjects have mains connections to water and electricity. Drainage is to the main sewer.

### PLANNING

The property is suitable for a variety of uses and we would not expect there to be any difficulty in obtaining these consents. Interested parties should contact the Highland Council Planning Department for further information.

### ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:-

Ground Floor	211.7 SQ M <sup>2</sup>	2,279 FT <sup>2</sup>
Shop Depth	25.61 M <sup>2</sup>	84 FT <sup>2</sup>
Net Frontage	8.93 M <sup>2</sup>	29 FT <sup>2</sup>

### RENT/SALE PRICE

The subjects are available to let at a rental of £42,000 per annum. Our client's heritable interest is available for purchase at offers over £395,000.

### FURNITURE / EQUIPMENT

The existing furniture / equipment within are available by negotiation.

### RATEABLE VALUE

The subjects are currently listed in the current valuation roll with a NAV/RV at £53,000. The uniform business rate for commercial premises in Scotland is 50.6p in the pound for the financial year 2018/2019, for rateable values over £51,000, excluding water and sewerage charges.

### VAT

There is no VAT payable on the Rent / Sale Price.

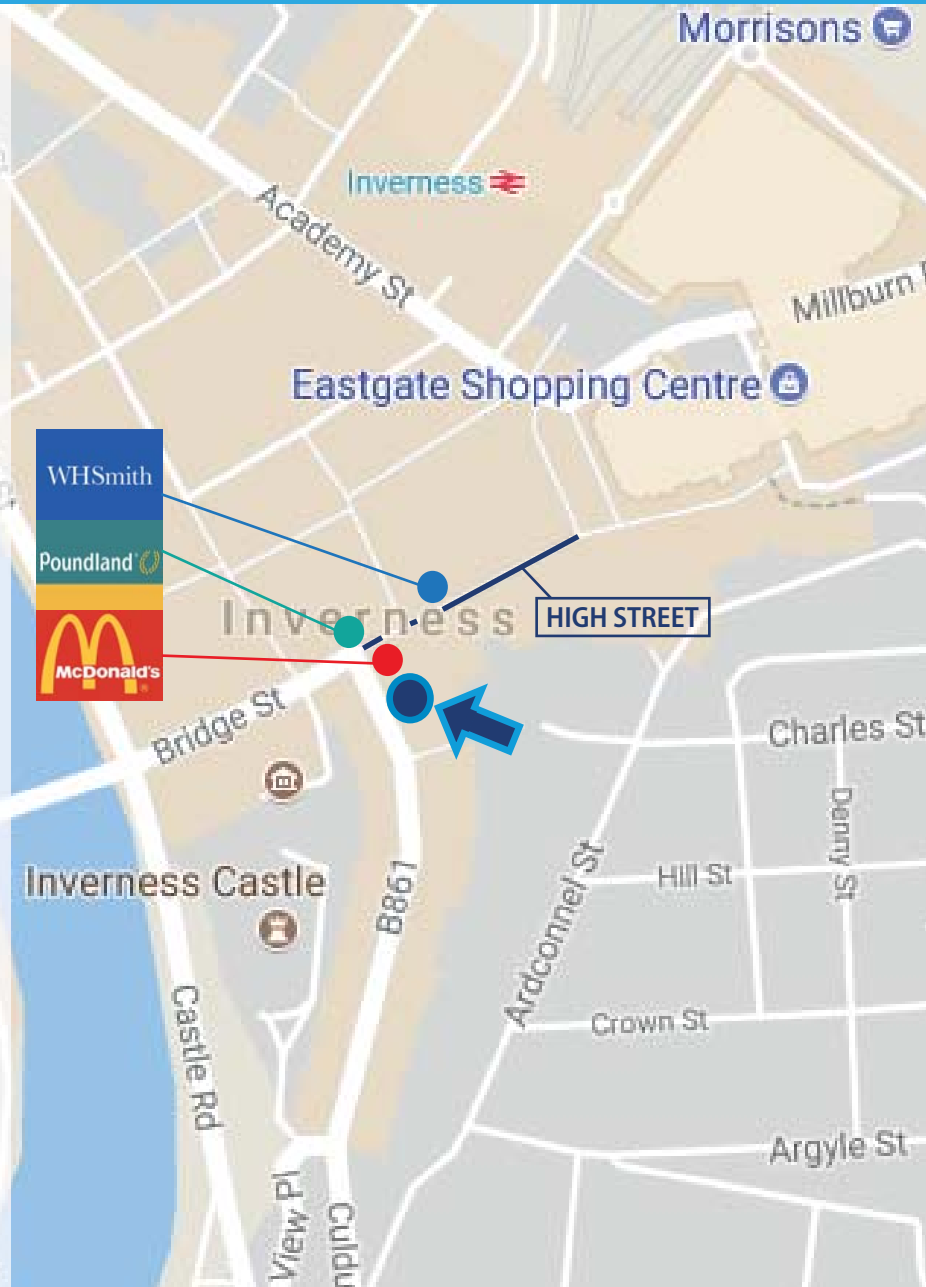
### FURTHER INFORMATION

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

Grant Stewart  
Email: gs@gs-cs.co.uk

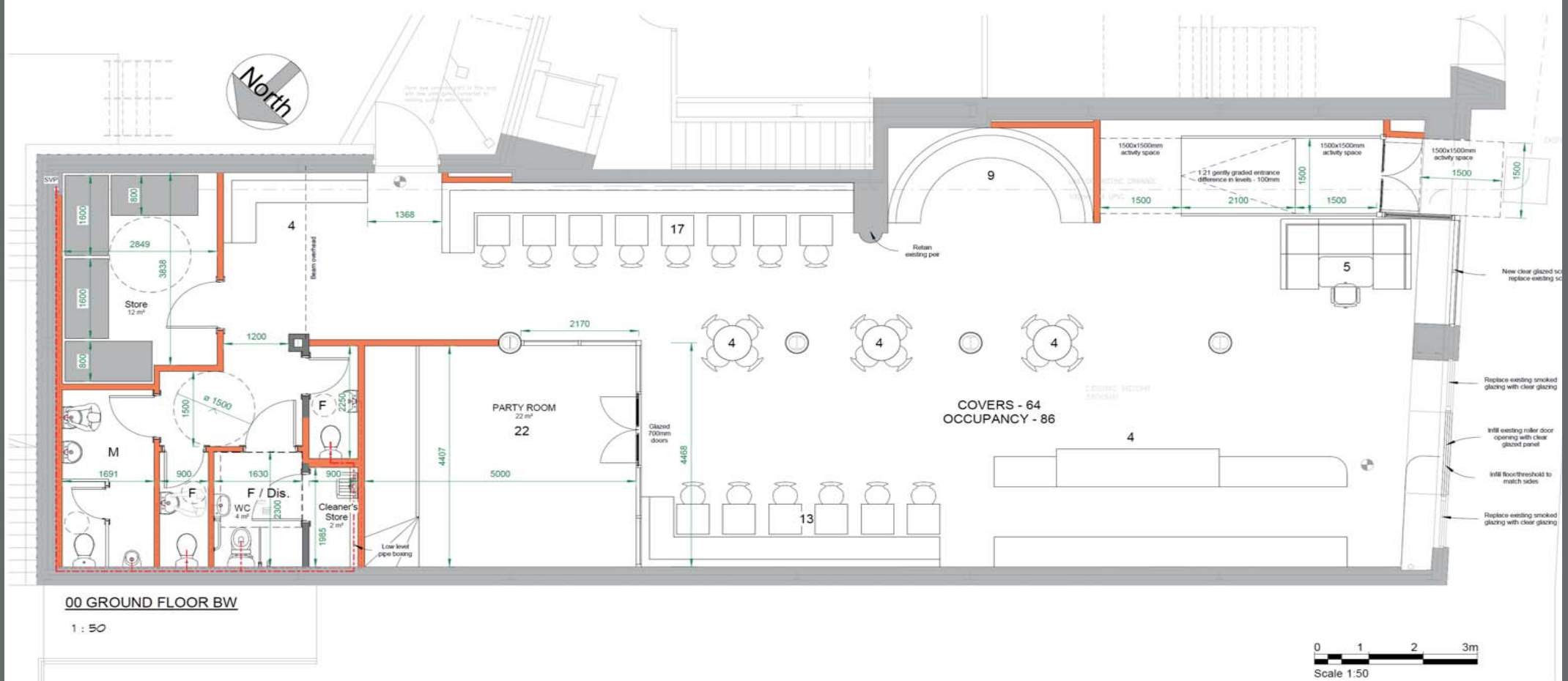
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# FLOOR PLAN



00 GROUND FLOOR BW

1 : 50

0 1 2 3m  
Scale 1:50



