



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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



- GROUND FLOOR ACCOMMODATION, EXTENDING TO 145.61 m² (1,567 ft²)
- SUITABLE FOR A VARIETY OF USES
- PRIME CENTRAL LOCATION ON NAIRN HIGH STREET

3B HIGH STREET, NAIRN
RENT: £15,000 PER ANNUM

LOCATION

Nairn is a popular sea-side market town located approximately 16 miles east of Inverness and has a population of approximately 11,500. It is a popular sea-side destination with renowned beaches and championship golf courses. The town is served by a mainline railway and is only 10 miles from Inverness Airport. Forres Road is the main arterial route through Nairn.

Specifically, The subjects are located on High Street in Nairn. Nearby occupiers include M & Co, The Co-op, Boots, Lloyds Pharmacy, Ladbrokes, Ashers Bakery, Citizens Advice Bureau and other various retail and takeaway uses.

DESCRIPTION

The unit comprises the ground floor of a single storey and basement traditional concrete built and slate roofed building situated with frontage to Nairn High Street.

ACCOMMODATION

The accommodation may be summarised as follows;

Ground Floor: Entrance Vestibule, Main Sales Area and Rear Kitchen / Office / Storage / Toilets.

The subjects have a Gross Internal Area of 145.61 m² (1,567 ft²).

VAT

There is no VAT payable on the rent.

EPC

Available on request.

LEASE TERMS / RENT

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed. The annual rent payable shall be £15,000.

SERVICES

Mains gas, water and electricity services are connected to the property. Drainage is to the main sewer.

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £11,500 which would allow the new occupier to claim relief under the Small Business Rates Relief scheme (subject to qualifying criteria).

FURTHER INFORMATION

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

Willem Stewart

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