



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

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101 CASTLE STREET, INVERNESS, IV2 3EA
RENT: £12,000 PER ANNUM (ALL INCLUSIVE)

- GROUND FLOOR SUITE WITHIN EXISTING SALON
- EXTENDING TO 18.8m² [202 ft²] (Approx)
- SUITABLE FOR BEAUTY THERAPY / COSMETOLOGY

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 Castle Street, a short walk from the High Street. Nearby occupiers include: McDonalds, Inverness Castle, Bella Italia, Zizzi's, Primark.

DESCRIPTION

The subjects comprise a ground floor suite within an operating Salon, which is situated in a mid-terraced, two storey building of traditional stone & slate construction.

RENT

The subjects are available to rent at £12,000 per annum. The rent includes electricity, heating, business rates and water charges.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a rateable value of £12,750. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2024/2025, excluding water and sewerage charges.

SERVICES

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

VAT

The property is not VAT elected.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

For a formal long term Lease, 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. For a short to medium term licence agreement, the incoming occupier will incur a License Fee of £500 + VAT.

DATE OF ENTRY

By agreement.

FURTHER INFORMATION

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

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