



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

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21 HIGH STREET, INVERNESS, IV1 1HY

- PRIME POSITION ON INVERNESS HIGH STREET
- OCCUPIED BY WELL ESTABLISHED SPECIALITY COFFEE SHOP
- EXCELLENT TRADING LOCATION - HIGH FOOTFALL / PASSING TRADE

SALE PRICE: £250,000

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.

The subjects are located in a prime position, on Inverness High Street, with corner frontage to Lombard Street, which is a busy cut-through to Union Street and the Victorian Market. Surrounding occupiers include Lush, McDonalds, Poundland, Superdrug, Greggs, Specsavers, Ramsdens, Slaters Menswear, Mountain Warehouse, The Works, CEX, Bank of Scotland.

DESCRIPTION

The subjects comprise an attractive café premises arranged over ground floor and basement within a traditional 3 storey building.

ACCOMMODATION

The accommodation can be summarised as follows:-

Ground Floor	19.30 m ²	208 ft ²
Basement	15.26 m ²	164 ft ²
Net Frontage	3.35 m	10 ft 11
Shop Depth	6.90 m	22 ft 7

SERVICES

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

EPC

The subjects have an EPC rating of C.

RATEABLE VALUE

The property is listed in the current Valuation Roll with a Rateable Value of £10,600. The uniform business rate for commercial premises in Scotland is 48.1p in the pound for the financial year 2026/2027, for rateable values under £51,000, excluding water and sewerage charges.

SALE

The property represents an attractive heritable investment opportunity, currently producing an annual Licence Fee of £18,000 plus VAT from Niall Munro T/A Birch Inverness. The Licence Fee is fixed to increase to £20,000 plus VAT per annum from 15th February 2027, with the existing Licence Agreement running until 14th February 2029. The property is offered at an asking price of £250,000.

LEGAL COSTS

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.

FURTHER INFORMATION

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

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