



TO LET – RETAIL UNIT

17/17A Inglis Street, Inverness



- PROMINENT HIGH STREET LOCATION
- CONSISTENTLY HIGH FOOTFALL
- INCENTIVES AVAILABLE, SUBJECT TO COVENANT

LOCATION

Inverness It is located on the north east coast of Scotland and is the largest city and cultural capital of the Scottish Highlands. Inverness benefits from a catchment population of 350,000 people. The city serves as the administrative and service hub for the Highland region and also attracts a considerable number of visitors on an annual basis through the tourist industry.

The subjects are located on the west side of Inglis Street which is one of the main pedestrianized streets within the city centre. Nearby occupiers include, **Thomas Cook, Subway, Costa Coffee** and **Carphone Warehouse**.

ACCOMMODATION

The subjects comprise a retail unit arranged over the ground, first and second floors. The unit extends to the following approximate net internal areas:-

Ground Floor	115.94 sq m	1,248 sq ft
First Floor	48.68 sq m	524 sq ft
Second Floor Attic	16.54 sq m	178 sq ft
Basement	21.46 sq m	231 sq ft
Total	202.62 sq m	2,181 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are available from **March 2019** on a new full repairing and insuring lease, of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£35,000 per annum** exclusive are invited.

RATES

We are verbally informed by the Local Authority that the 2018/19 Rateable Value of the shop is:-

Rateable Value	£45,250
Commercial Rate Poundage	£0.48
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

Kirsty McCreath

0141 225 5704

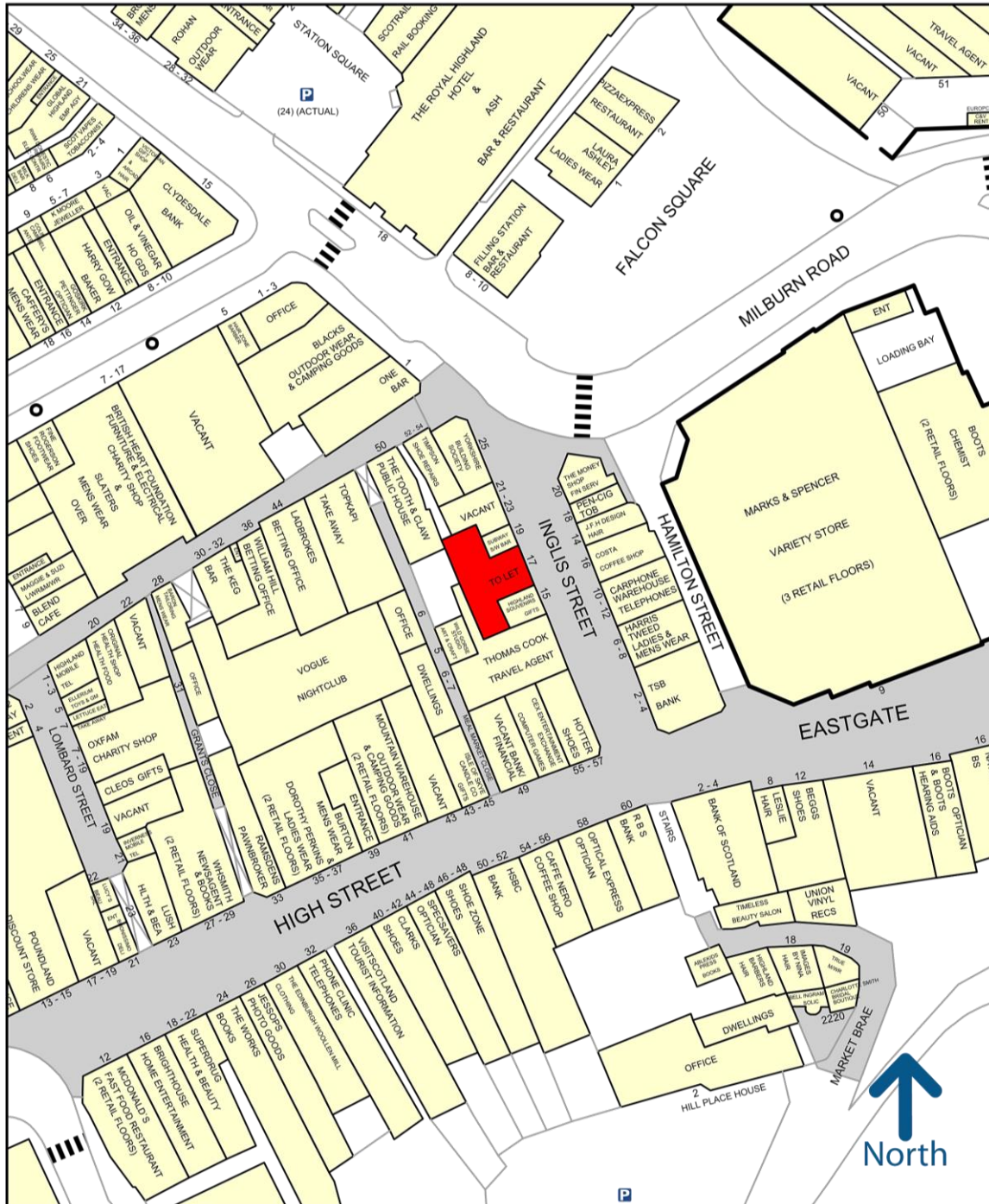
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Reith Lambert
www.reithlambert.co.uk



Not to scale.

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