



# TO LET – RETAIL UNIT

Inverness, 19 Queensgate



- PROMINENT RETAIL UNIT
- HIGH FOOTFALL LOCATION
- LOCATED DIRECTLY OPPOSITE POST OFFICE

## LOCATION

The premises are prominently located on Queensgate, a primary retailing street in Inverness Town Centre forming a link between Academy Street & Church Street.

Nearby tenants include a variety of national multiple retailers including the central **Post Office, RBS, PDSA & The Scottish Building Society**, amongst a strong line-up of independent retailers, food & drink outlets and service providers.

## DESCRIPTION

The premises are arranged over two floors with ground floor retail premises and basement ancillary & WC accommodation. The unit is well configured for retail use and whilst the ancillary space has to be measured, the trading area has the following approximate floor areas:-

## ACCOMMODATION

Ground Floor	123.93 sq m	1,334 sq ft
<b>Total</b>	<b>123.93 sq m</b>	<b>1334 sq ft</b>

## USE

Class 1 or 2 Retail

## TERMS

The premises are available on a new sublease until November 2018.

## RENT

Rental offers in excess of **£26,000 per annum** are invited.

## RATES

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

Rateable Value	£28,500
Commercial Rate Poundage	£0.471
(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 stamp duty, tax, 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

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**Reith  
Lambert**  
Commercial Property Advisers



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