



TO LET – RETAIL UNIT

17-19 High Street, Inverness



- PROMINENT HIGH STREET LOCATION
- CONSISTENTLY HIGH FOOTFALL
- ENTIRE BUILDING

LOCATION

Inverness It is located 170 miles north of Glasgow, 155 miles north of Edinburgh (both via the A9) and 100 miles west of Aberdeen (via the A96). It is the commercial and administrative hub for the Highlands of Scotland and is the fastest growing city in the UK.

The unit is located on the prime pitch of High Street on the pedestrianised section, in close proximity to Eastgate Shopping Centre. Surrounding occupiers include **Poundland, McDonalds, WH Smith** and **Superdrug**.

DESCRIPTION

The property comprises a traditional stone built building arranged over ground, first, and second floors. The ground floor provides sales space, with consultation, storage and staff accommodation on the upper parts.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	132.85 sq m	1,430 sq ft
First Floor	121.33 sq m	1,306 sq ft
Second Floor	48.34 sq m	520 sq ft
Total	302.52 sq m	3,256 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are available from **March 2018** on a new full repairing and insuring lease, of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£62,500 per annum** exclusive are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop is:-

Rateable Value	£64,000
Commercial Rate Poundage	£0.492
(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

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David Thorburn

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Reith Lambert
Commercial Property Advisers



Not to scale.

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