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£64,000Commercial 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

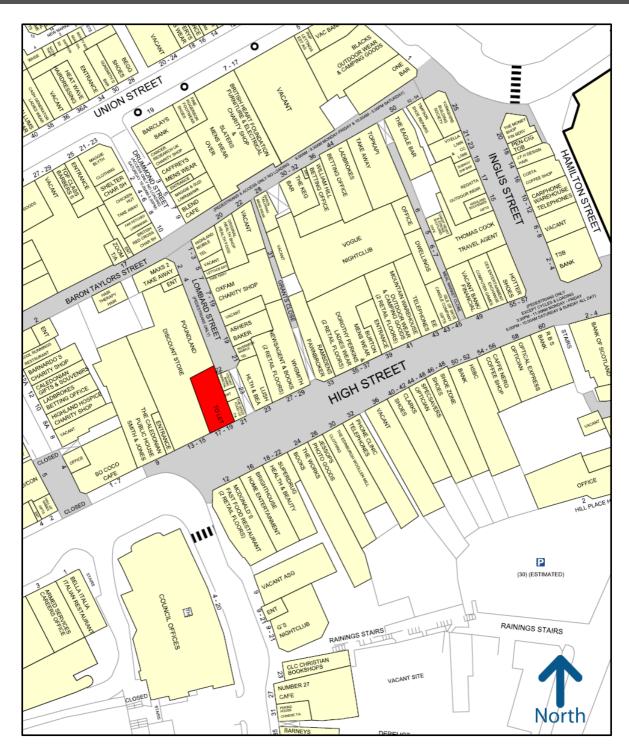
Richard Ford 0141 225 5710 richard@reithlambert.co.uk David Thorburn 0141 225 5711 david@reithlambert.co.uk





TO LET – RETAIL UNIT 17-19 High Street, Inverness





Not to scale

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Maiesty's Stationery Office.

21 Blythswood Square, Glasgow G2 4BL

Experian Goad Digital Parts include mapping data itersee from Ordinance Survey with the permission of the Kontroller of Her Majesty's Stationery Onice. © Crown Copyright and Experian Copyright, All rights reserved. Licence Number PU 100017316 Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums et are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at August 2017.

0141 221 7575

reithlambert.co.uk