



## 96 B, High Street, Invergordon, IV18 ODL

- New FRI Lease
- Flexible Terms / Incentives Available
- £10,000 per annum + VAT Sought
- GIA: 107.91 sq.m / 1,162 sq.ft or thereby

The premises comprise an end terraced single storey retail unit of modern design.



## LOCATION

The premises are located on the main High Street of Invergoron. All main amenities and facilities can be found nearby.

## ACCOMMODATION

The accommodation comprises of the main sales area, staff area and staff toilet plus the customer toilets.

## SIZE

107.91 Sq M (1,161.54 Sq Ft)

Floor	Sq M	Sq Ft
Total GIA	107.91	1,161.54

## RENT

£10,000 plus VAT is sought.

## SERVICES

Mains water and electricity with ceiling mounted units providing cooling/heating. Drainage to public sewer. The property has a new fire alarm system installed.

## LEASE TERMS

The premises are available on a new Full Repairing and Insuring Lease. Flexible terms are available.

## RATEABLE VALUE

The current rateable value is £8,500.

## USE CLASS

Retail.

## VAT

Applicable.

## LEGAL COSTS

Each party will liable for their own legal costs.

## EPC

To be confirmed.

## To arrange a viewing contact:



**Andrew Rose**

**Director**

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**Jack Sibbald**

**Student Surveyor**

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## IMPORTANT NOTICE

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