



50-52 High Street, Inverness, IV1 1JE

- Prominent High Street Location
- Total NIA: 435.52 sq.m / 4687 sq.ft
- Rental: On Application
- Busy tourist thoroughfare
- Surrounded by National Retailers / Food Operators

LOCATION

With a resident population in the region of 65,000, Inverness is the commercial and administrative hub for the Highlands of Scotland and is one of the fastest growing cities in the UK. This vibrant city also has a wider catchment population of 350,000.

The City of Inverness is one of the UK's most popular tourist destinations, bringing high year-round footfall to the city centre. In 2019 there were 2.7 million overnight tourist visits to the Highlands, while 9.6 million tourists made a day trip to the region. Overnight visitors attributed to 11.5 million bed nights and a total spend of £1.6bn in 2019. There are no post covid figures available yet.

DESCRIPTION

The property occupies a prominent position on the high street with nearby occupiers, including Mountain Warehouse, Mcdonalds and WHSmith. The property is arranged over two floors.

ACCOMMODATION

The accommodation can be summarised as follows: -

Floor	NIA
Ground	249.62 sq.m / 2686 sq. ft or thereby
First	185.90 sq.m / 2001 sq. ft or thereby
Total	435.52 sq.m / 4687 sq. ft or thereby



RATEABLE VALUE

The property is entered into the current valuation role as having a rateable value of £78,500 per annum.

VAT

Applicable on all figures quoted.

LEGAL COSTS

Each Party will be responsible for their own legal costs.

EPC

On Application.

RENTAL

On Application.

VIEWING

4 Ardross Street

Inverness

IV3 5NN

To arrange a viewing please contact:



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IMPORTANT NOTICE

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