

VIDEO
TOUR
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GROUND FLOOR RETAIL UNIT

- > MODERN GROUND FLOOR SHOP/OFFICE SPACE
- > EXTENDS TO 143 M² (1,543 FT²)
- > CITY CENTRE LOCATION
- > PROMINENT TRADING PITCH
- > RENT: £24,750 PER ANNUM
- > IMMEDIATE ENTRY AVAILABLE

TO LET

4 STROTHERS LANE, INVERNESS, IV1 1LR

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LOCATION

The property is prominently located within Inverness city centre opposite T K Maxx on Strothers Lane which is a busy thoroughfare linking Academy Street with Railway Terrace which connects to the main A82 trunk road.

Both the rail and bus stations are in close proximity as is the multi-storey car park and the main Eastgate Shopping Centre is within close walking distance.

DESCRIPTION

The property comprises a modern ground floor retail unit with a large glazed frontage incorporating centrally set glazed double entrance doors. The unit benefits from a solid floor, suspended ceiling grid with integrated fluorescent box lighting and air-conditioning cassettes.

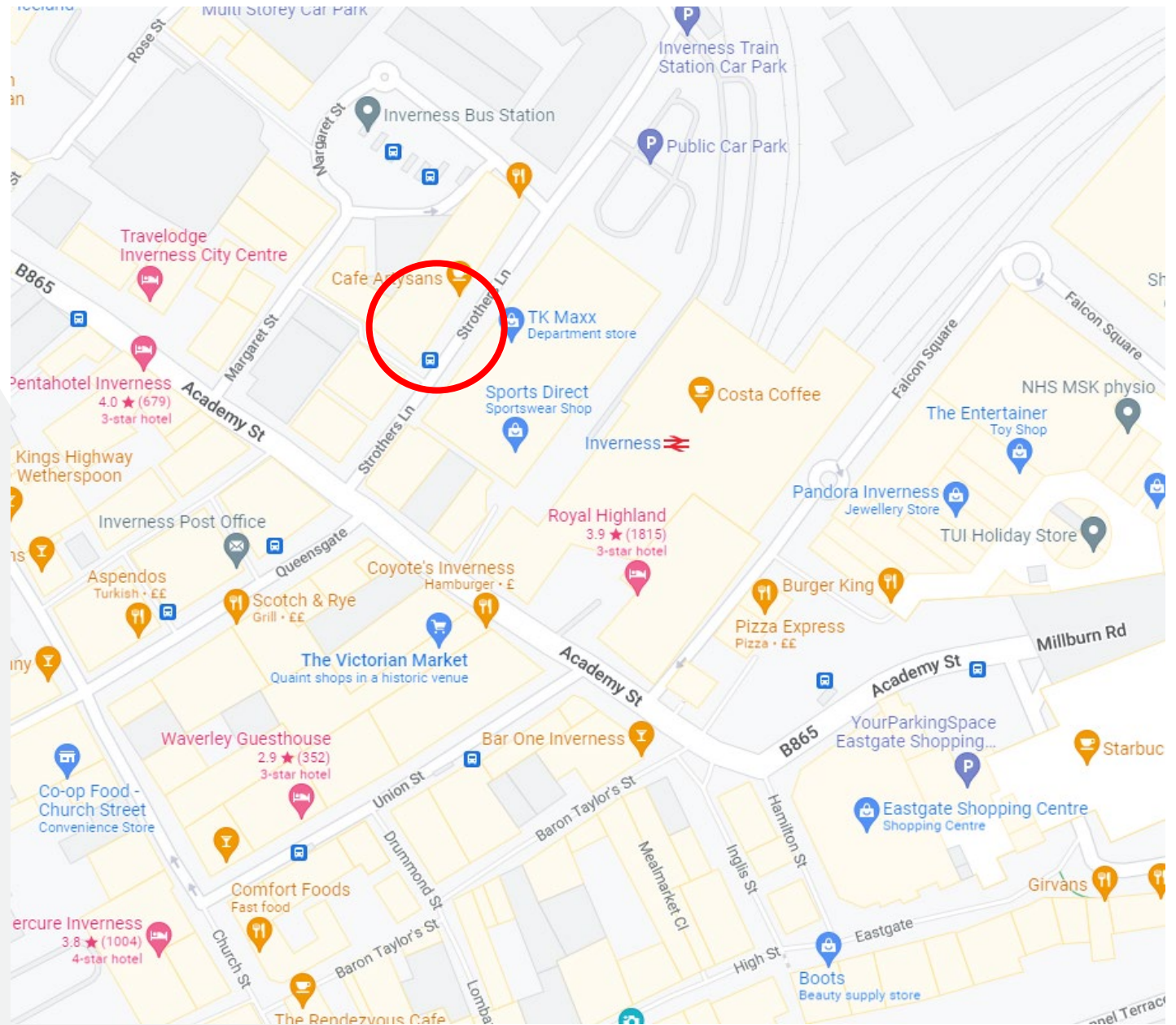
The accommodation currently provides an open plan reception area and cellular office rooms to the front with a meeting room/office/store and kitchen with toilet facilities to the rear. The space can be easily altered to suit an incoming tenant's requirements.

FLOOR AREAS

Ref.	M ²	FT ²
Office	143.42	1,543
TOTAL	143.42	1,543

PLANNING

The subjects currently benefit from use Class 1 (Shops) and Class 2 (Financial, Professional and Other Services) in accordance with the Town & Country Planning (Use Classes) (Scotland) Order 1997. Please contact the agents to discuss any proposals.





RATEABLE VALUE

The property is listed in the current Valuation roll with an NAV/RV of: £20,000.

EPC

Building Energy Performance Rating: Band E.

RENT

A rental of £24,750 per annum, exclusive of VAT is sought.

LEASE TERMS

To Let on lease terms for a period to be agreed, subject to tenant profile and proposed use. Immediate entry available upon landlord approval.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the incoming tenant will be responsible for LBTT, Registration Dues and VAT thereon.

VIDEO TOUR

[Click Here](#) for a Video Tour of the property.

AML REGS

Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.





For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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