

## RETAIL

100% PRIME PITCH | GROUND, FIRST & SECOND FLOORS | EXTENDS TO CIRCA 5,266 FT<sup>2</sup>  
IMMEDIATE ENTRY AVAILABLE | SUITABLE FOR A VARIETY OF USES, STP.

**RENT: £75,000 PER ANNUM | SALE: PRICE ON APPLICATION**

**TO LET/MAY SELL**

**40-42 HIGH STREET, INVERNESS, IV1 1JE**

### Contact:

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## LOCATION

Inverness is the retail, commercial and administrative centre for the Highlands and Islands and is located approximately 105 miles northwest of Aberdeen and 156 miles north of Edinburgh.

The subjects occupy a 100% prime pitch and are located on the southside of High Street, which connects to Eastgate in the east and Bridge Street to the west. The property lies within easy walking distance of the Eastgate Shopping Centre, as well as all other amenities including bus and railway stations and public car parking.

Occupiers in the surrounding area include a healthy blend of local and national occupiers including; Marks and Spencer, Costa Coffee, Bank of Scotland, Slaters Menswear, Lush and Café Nero.

## DESCRIPTION

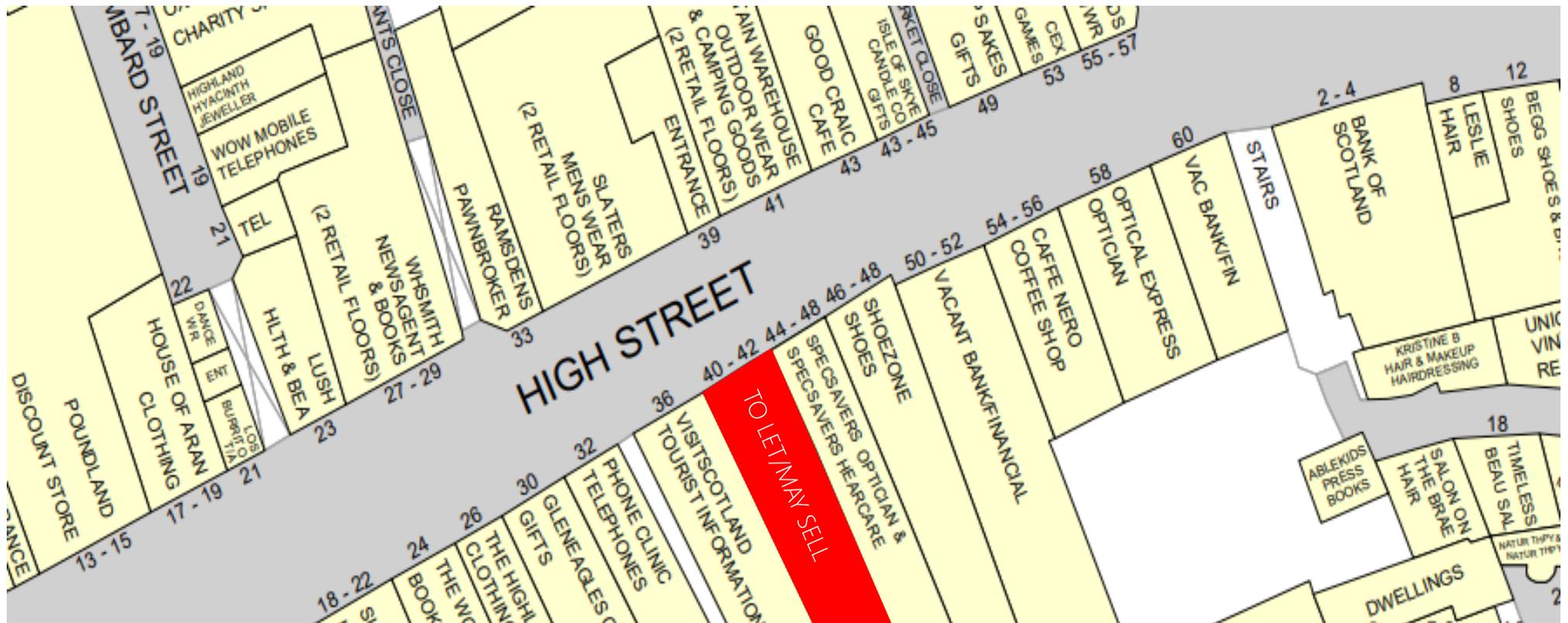
The property comprises a retail unit arranged over ground, first and second floors set within a modern building which we estimate was constructed around the 1980's.

There is an aluminium framed shop front with plate glass and fascia signage above. The internal floors are of solid/concrete construction. Within the main sales area there are suspended ceilings with acoustic tiles, integrated lighting and air-conditioning units. To the rear there is a disabled toilet, small stock area and dual staircases to the office and stock areas. The first floor office and staff toilets have been finished to a good standard. The first floor is largely open plan and there is fire exit access to the rear of the property. There is a further staircase which provides access to the second floor store and staff kitchen and changing areas. There is also a micro-lift that serves all three floors.

## FLOOR AREAS

The approximate Net Internal Area is as follows:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	163.09	1,755
First Floor	184.89	1,990
Second Floor	141.27	1,521
<b>Total:</b>	<b>489.25</b>	<b>5,266</b>





## SERVICES

Mains water, gas and electricity. Drainage to the public sewer.

## RATEABLE VALUE

Current NAV/RV of £59,000 as of 1<sup>st</sup> April 2023.

## EPC

Band E.

## PLANNING

Class 1A (Shops) with Permitted Change to Class 3 (Food & Drink). The property would suit a range of business opportunities. Please contact the marketing agents to discuss any proposals.

## LEASE TERMS

To Let on FRI terms at a rental of £75,000 per annum, ex VAT

## SALE PRICE

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. Price on Application.

## ENTRY

Immediate entry is available.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.

## VIDEO TOUR

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









**For further information or viewing arrangements please contact either of the joint agents:**

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