



Offers Over
£95,000
(Freehold)

Retail Unit Investment Opportunity,
65 Tomnahurich St, Inverness, IV3 5DT





Attractive retail unit extending to around 76m²

Located on a busy pedestrian route into Inverness City centre

Ideal investment opportunity with tenant in place

Prominent frontage with large display window

Great areas for high-profile signage, ideal for tenant branding options

DESCRIPTION

65 Tomnahurich Street is the ground floor trading unit of an attractive multi-storey property. The tenant trades as Barney's Spin Vinyl & Retro Games. This flexible retail unit is located on a popular pedestrian route close to Inverness centre. The unit is currently tenanted by a vinyl record and retro games business.

The street level internal trading aspects are mainly open plan and benefit from a well-appointed welfare / storage area located to the rear. The property is being sold as an investment opportunity with tenant in place. An excellent, very flexible space, extending to circa 76m². The current passing rent is £9,360 per annum. There is 2 years to run on the lease.

REASON FOR SALE

The vendors have owned 65 Tomnahurich St for several years. It is their desire to retire that brings this well-appointed property to the market.

LOCATION

The unit is situated close to the centre of Inverness City and is easily located on the A82, a very popular thoroughfare for both vehicles and pedestrians. Being primarily a residential area (together with several guesthouses), there is a high degree of footfall from both residents and visitors. Within the vicinity of 65 Tomnahurich St there are a number of local retailers, B&B properties, hairdressers, grocers, bakers and food outlets all of which contribute positively to the level of passing trade.

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant city with a population in excess of 50,000 and a geographical shopping catchment area spanning 10,000 square miles, with a potential catchment population of around 200,000. Within the holiday season, the town attracts many thousands of visitors who come to experience the Highlands in all its glory. Inverness has extensive facilities for residents and visitors boasting three golf courses, a theatre (Eden Court), an excellent indoor swimming complex, two cinemas, ten pin bowling and many opportunities to enjoy an evening's entertainment at a range of venues. Inverness is a busy tourist destination with its population swelling greatly in the main tourist season. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles, the property is ideally situated to catch the eye of the many tourists who choose to visit. Inverness is a vibrant and growing City and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established businesses and ensures a year-round potential trade.





THE PROPERTY

65 Tomnahurich St is part of an attractive sandstone building located on Tomnahurich St. The inviting entrance has a partially glazed door with a large glazed picture window frontage, thus enjoying natural lighting and a clear line of sight from the pavement. In addition to the shop retail areas there is a WC and an office / repair area (all located to the rear of the retail space). The subjects are split into two areas; the main retail area (extending to about 42m²) and staff accommodation (extending to around 34m²) combining to 76m². The property is on the ground floor only.

The retail trading area is currently set up to sell vinyl records and retro games. The windowed frontage allows for flexible merchandising and branding with ample space for signage both above, and on, the window.

SERVICES

The unit benefits from mains electricity, water and drainage. The electrical installation is relatively modern, having been rewired a few of years ago.

PRICE

Offers over £95,000 are invited for the freehold interest.



EPC RATING

This property has an Energy Performance Rating of 'TBC'.

TITLE NUMBER

The property has a title number of INV46513.

DIRECTIONS

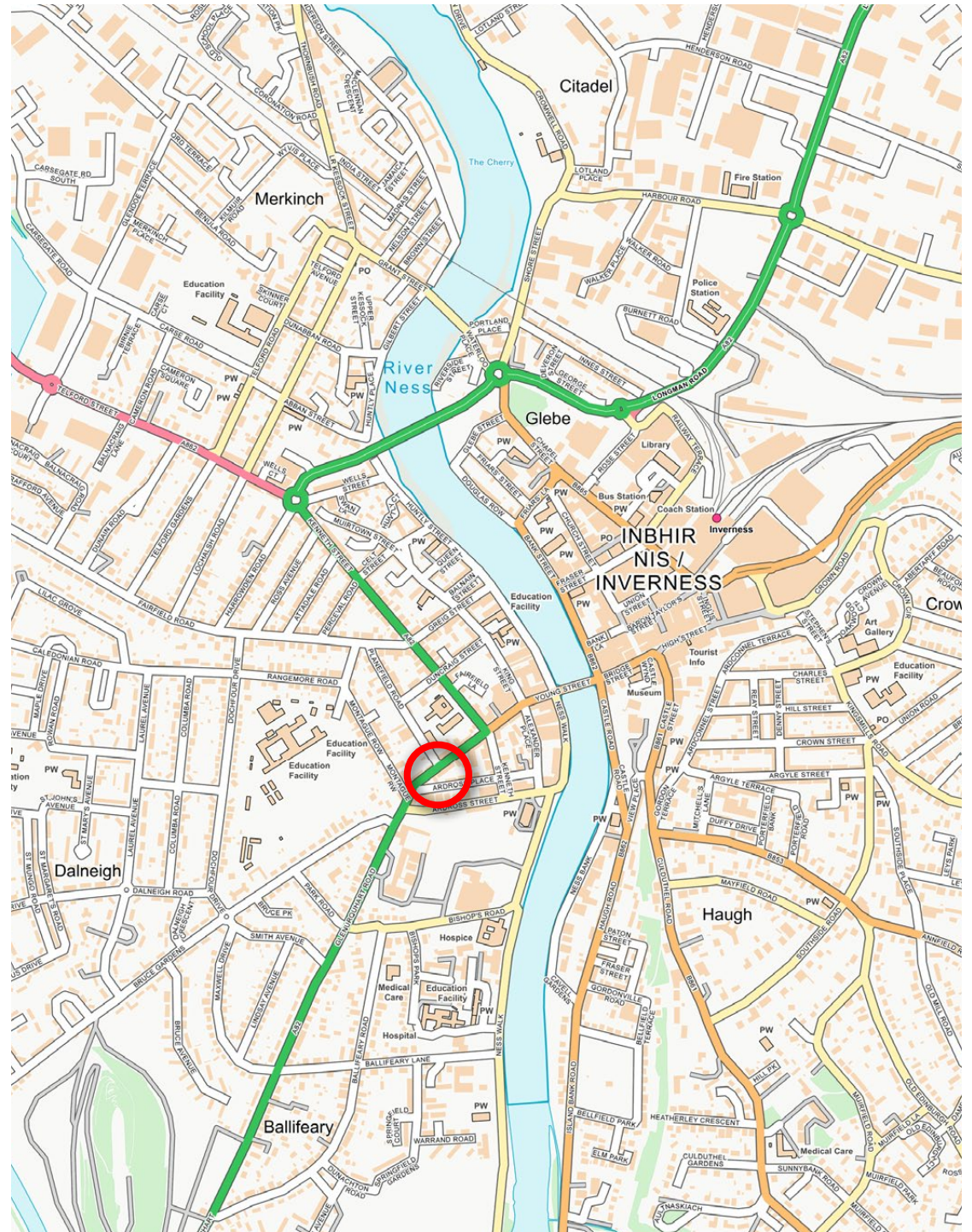
See map insert. What3words reference is ///rescue.define.grit

RATES / COUNCIL TAX

The property has a business Rateable value of £9,000 reference number 06/07/777181/6 (April 2023) but benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.



FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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