



£18,200
per annum
(Lease)

Retail Unit Lease Opportunity,
66 High Street, Alass, IV17 0SG





Attractive leased retail unit extending to around 105m²

Conveniently located centrally on Alness High Street close to great parking

Prominent frontage with large display windows

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

Scope to adapt current newly renovated fitout







DESCRIPTION

No. 66 High Street, Alness is a terraced trading unit within an attractive traditional stone property. The unit is in the final stages of being renovated, with a view of maintaining the existing trading model of a café/restaurant. The renovations are of an excellent standard and must be viewed to be fully appreciated. No. 66 is a single storey building with an attic accessed via a ladder through a roof hatch. The unit is currently vacant and therefore available for immediate occupation.

This unit has independent street level access to the front and well renovated internal trading aspects. The unit also benefits from well-appointed preparation and storage areas located to the rear.

REASON FOR LEASE

The unit traded as a café/restaurant in the past, but since its vacation has been upgraded and renovated and is now available for re-let.

LOCATION

The Town of Alness is set immediately adjacent to the busy A9; the arterial route from Inverness to Thurso. The units are conveniently located, with some on street parking and located close to the local public car park. Nearby there is a good range of shops and offices etc. Alness is well served with facilities and services for visitors and residents alike. A central café/restaurant would do well in this location.

The recent creation of the Inverness and Cromarty Green Freeport along with future new housing developments in the town will benefit all businesses in the region, making now the time to start a new business in the area. The town is centrally located for exploring the wider Highland area, taking in its many attractions. Inverness, Culloden Battlefield and Loch Ness are all within a day-trip distance. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife. Within the Cromarty Firth seals are readily observed and, in the Moray Firth, dolphins are a great attraction. For the dedicated golfer there are a number of outstanding quality golf courses within the immediate area, the most famous being Royal Dornoch. Castles, Potteries and distilleries offer the more leisurely tourist ample places of culture, interest and history to visit. Alness enjoys a very good geographic location and is an ideal base from which visitors can continue their exploration of Sutherland, Caithness and the West Coast.



THE PROPERTY

No. 66 High Street, Alness is part of a terraced frontage, comprising different attractive construction styles of stone building. The property is ideally located close to local parking and is positioned centrally on the High Street.

The inviting entrance door to this property leads into a substantial lobby. To either side of the door there are large picture windows which, coupled with the Velux windows over the seating area, combine to provide a great level of natural lighting in the café. The result is a very enjoyable space to occupy. In addition to the shop retail areas there are preparation areas, public and staff WCs and store areas, all located to the rear of the retail space. The unit has a total area of about 105m². The space is flexible with options for high level displays over the front lobby. The windowed frontage allows for flexible merchandising and branding with ample space for signage both above, and on, the window. There is permitted access to the rear of the property to allow refuse removal etc.

SERVICES

The units both benefit from mains electricity, natural gas, water and drainage.



PRICE

The details of the lease are as follows:

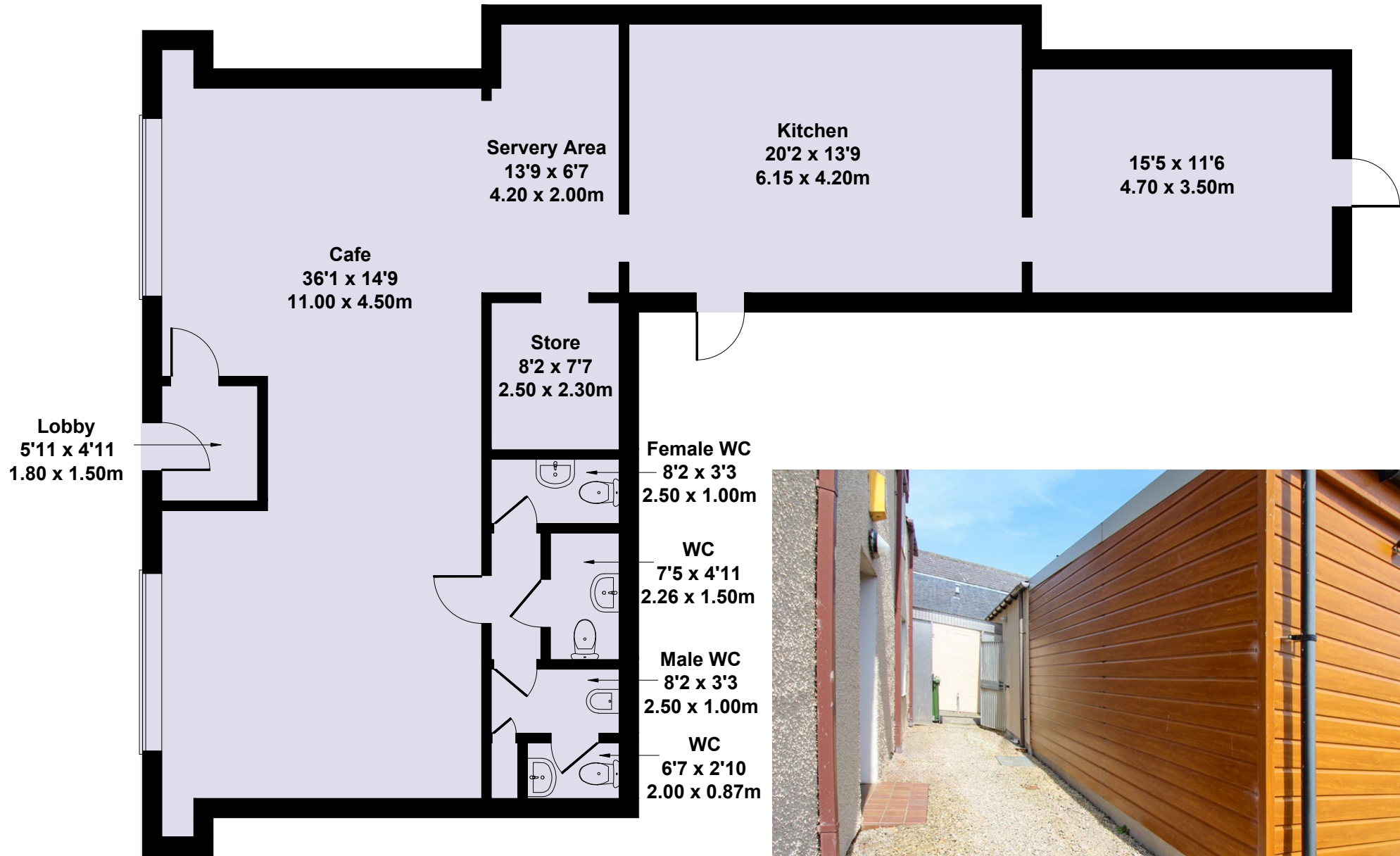
Deposit	3 months' rent
Rent	£18,200 (All costs to run the business are the responsibility of the tenant)
Rent Payments	Quarterly in advance
Lease Duration	Minimum 10 Years.
Rent Reviews	Every Five years in line with RPI.
Lease Type	Full Repairing, maintaining and insuring; lessee bears the cost of Insurance. Landlord takes out insurance and tenant reimburse as an additional cost, a management cost. Fuel costs are over and above the rental figure.
Fixtures and Fittings Inventory	To be compiled and agreed in advance.
Condition	Condition survey of building and all fixtures and fittings to be carried out (by mutual agreement and costs shared).
Entry Date	As mutually agreed.

EPC RATING

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

TITLE NUMBER

The property has a title number of "TBC".



DIRECTIONS

See map insert. What3words reference is ///crackled.wisely.slides

RATES / COUNCIL TAX

The business rateable value of No. 66 is such that it should benefit from the 100% discount under the small business bonus scheme with a potential net liability of £zero for eligible businesses. The business rating reference is 03/22029300/3.

PLANS

Indicative title and floor plans 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 a suitable 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

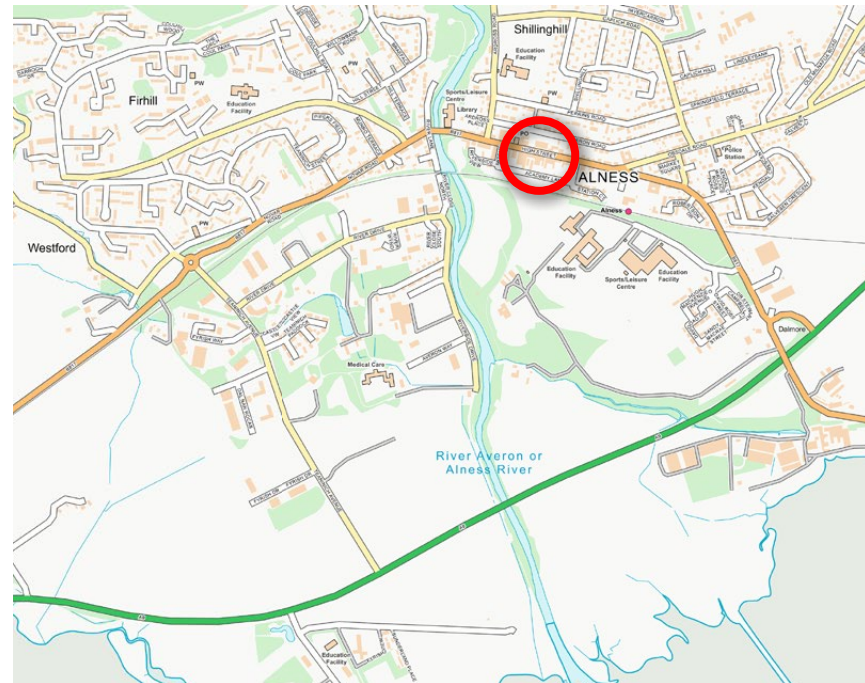
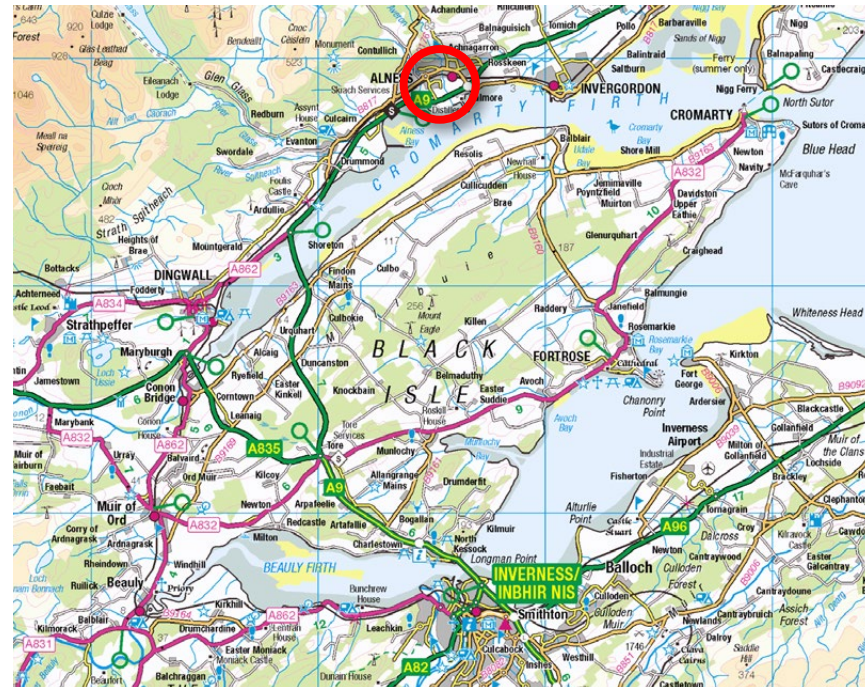
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

LEASE

Confirmation of agreement of terms should be submitted in writing to ASG Commercial Ltd with whom interested parties should register their interest.



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