



**£15,600**  
per annum  
(Lease)

**Retail Unit Lease Opportunity,**  
70 High Street, Alness, IV17 0SG





Attractive leased retail unit extending to around 82m<sup>2</sup>

Conveniently 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. 70 High Street is a ground floor shop unit which is in the final stages of being renovated so as to preserve the existing trading model of a chip shop. The unit must be viewed to be appreciated.

This unit has independent street level access to the 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 chip shop in the past but since its vacation it has been upgraded and renovated for the purposes of being re-let once the works are complete.

## 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.

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. 70 High Street is part of the terraced frontage, comprising different attractive construction styles of stone building positioned centrally on the High Street close to excellent parking facilities.



Adjacent to the High Street front door a large shop window provides a good level of natural light to the front area of the shop. To the sides of the door there a large picture window providing a good level of natural lighting in the chip shop. In addition to the shop retail areas there are preparation areas, staff WC and store areas, all located to the rear of the retail space. The unit has a total area of about 82m<sup>2</sup>. 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	£15,600 (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 ///sing.weeds.progress

## RATES / COUNCIL TAX

The property has a business Rateable Value of No 70 is £5,500 reference number 03/22/029210/7 (April 2023). The unit benefits from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £zero for eligible businesses.

## 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

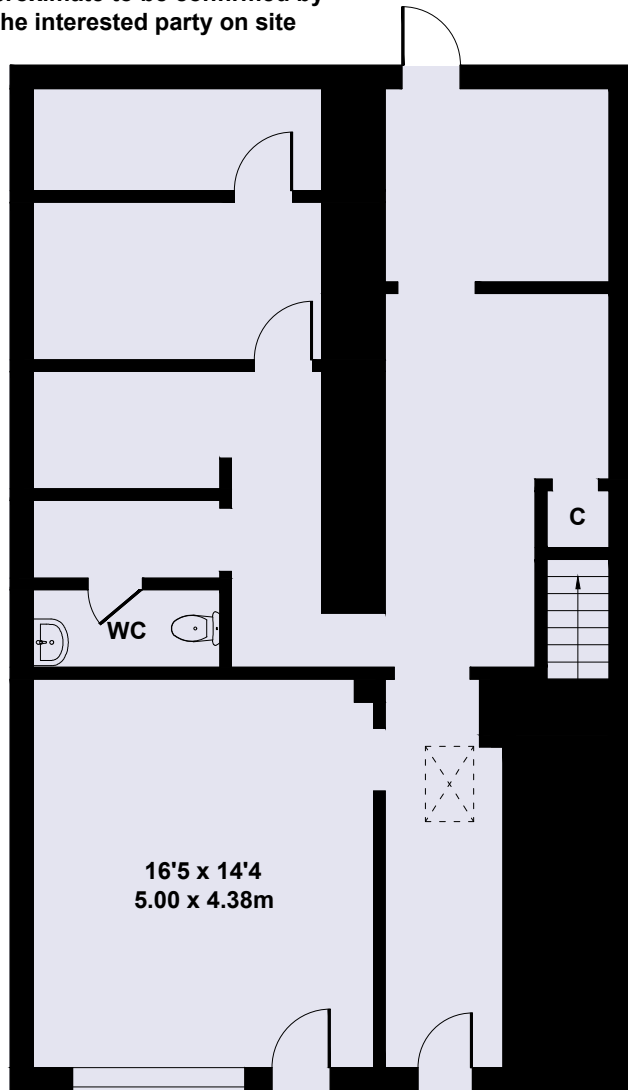
## LEASE

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

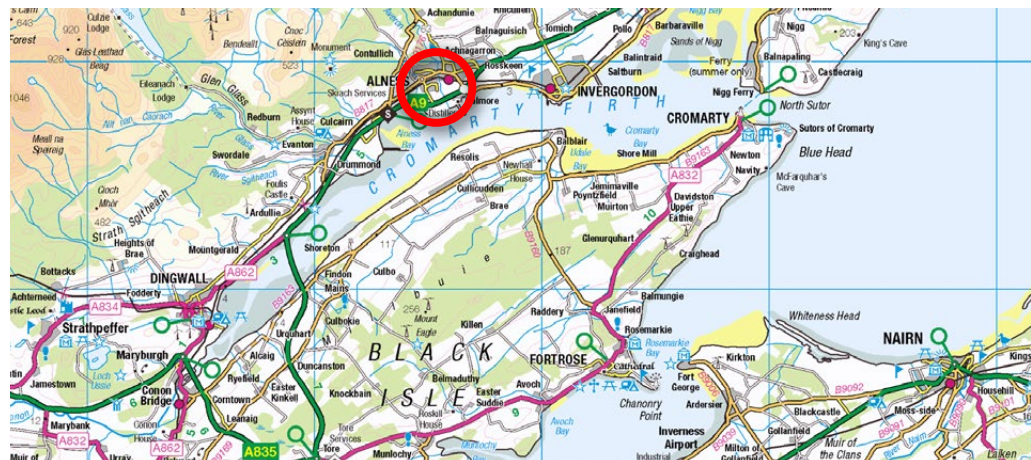
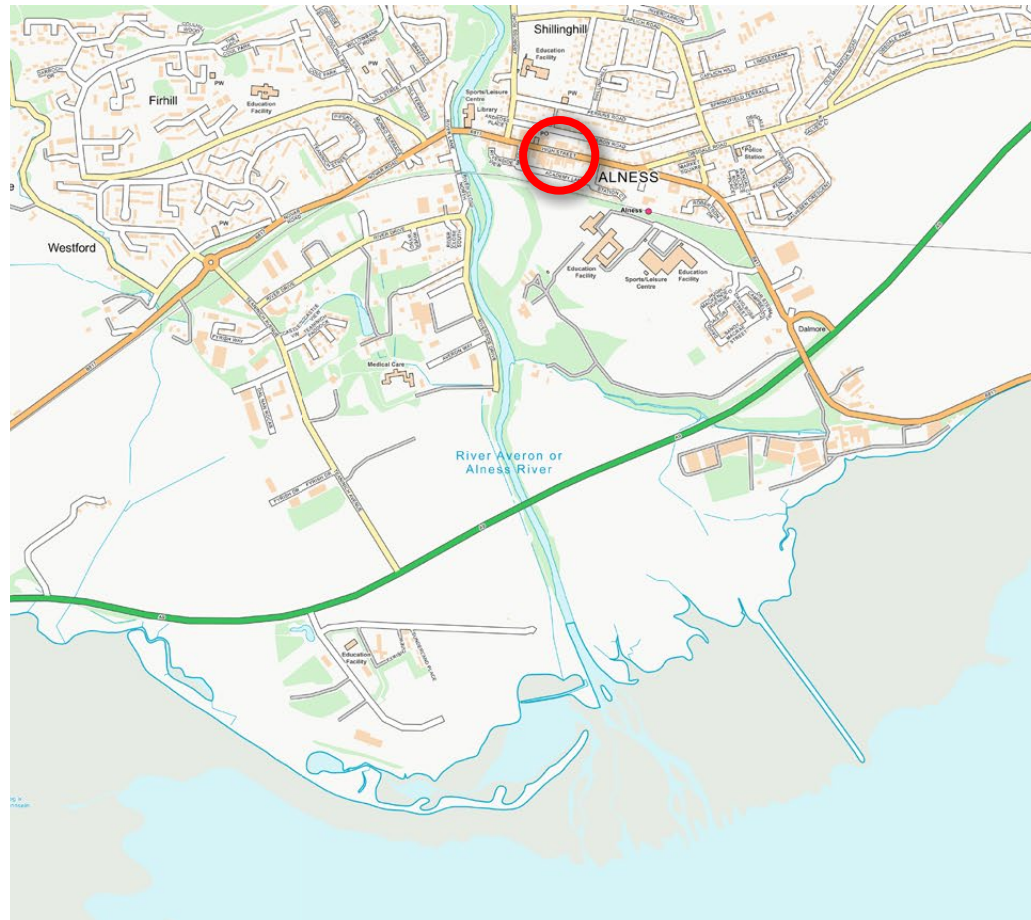
# 70 High Street, Alness

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

The dimensions relate to the widest/longest point and are approximate to be confirmed by the interested party on site



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



**HOTELS  
GUESTHOUSES  
LICENSED  
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