



36 High Street, Inverness, IV1 1JQ

- Prominent High Street location
- Net Internal Area: 143.25 sq m / 1542 sq ft
- Passing Rental: £45,000 per annum
- Lease Expiry: May 2027
- Busy tourist thoroughfare
- Surrounded by national retailers/food operators



LOCATION

With the resident population in the region of 65,000, Inverness is the commercial administrative hub for the Highlands of Scotland and is one of the fastest growing cities in the UK. This vibrant city also has a wider catchment population of approximately 350,000, serving as a key economic and cultural centre for the surrounding Highland region.

The subjects occupy a 100% prime pitch and are located on the south side of the 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 other amenities including bus and railway stations and public car parking.

Occupiers in the surrounding area include a mixture of local and national occupiers including Marks & Spencers, Costa Coffee, Bank of Scotland, Slaters Menswear, Lush and Café Nero.

DESCRIPTION

The subjects comprise the ground floor, mid-terrace retail unit which is part split level. It forms the ground floor only in a larger block with three storey section fronting onto High Street and a single storey section to the rear.

ACCOMMODATION

The property extends to an Net Internal Area of 143.25 sq m / 1542 sq ft or thereby.

SERVICES

We understand the property is connected to mains supplies for water and electricity, with drainage being to the main public sewer.

RATEABLE VALUE

The Rateable Value for the property is £36,500.

PASSING RENT

£45,000 per annum net of VAT.



LEASE TERMS

A sub-let or assignment is available. The lease expiry is May 2027. Further details on application to the marketing agent.

SERVICE CHARGE

Not applicable.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/assignee will be liable.

VAT

All figures quoted are net of VAT.

EPC

On application.

DATE OF ENTRY

As soon as possible, subject to conclusion of missives.

VIEWING

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Kenny McKenzie
Associate
07803 896963
Kenny.McKenzie@g-s.co.uk



Anna Massie
Graduate Surveyor
07803 896 938
Anna.Massie@g-s.co.uk

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