

# TO LET

## Inverness Eastgate Shopping Centre

### Kiosk 3 (Unit 75)

plus mall seating overlooking the main atrium



### Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3 visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

Footfall of over 8 million people per year

Stormfront

HOTEL  
Chocolat.

Superdry

LAKE LAND

FATFACE  
UNITED KINGDOM

Jooules

White Stuff

PANDORA  
UNFORGETTABLE MOMENTS

YOUR M&S



## Location /Accommodation

The unit sits on the upper mall of the centre which is regarded as the 100% prime section, being anchored by Marks & Spencer. Other occupiers located in the vicinity include **EE, Debenhams, Quiz, Hani's and Claire's Accessories.**

The unit extends to the following approximate floor areas (NIA):

Ground Floor: 464 sq ft  
plus mall seating overlooking the main atrium

## Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£24,750**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 49p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£12,128**.

## Term

The unit is available on a new effectively FRI lease.

## Rent

Further details available on request.

## Service Charge

Approx £4,484 per annum.

## VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

## EPC

Report available on request.

## Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## Further Information

For further information on letting opportunities please contact the agents as follows:

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