

**NEW COMMERCIAL UNITS
TO LET / FOR SALE**



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

Suitable for a range of uses including;
retail, business, medical, nursery, etc.

Units available from 78.9 sq m (850 sq ft)

**MILTON OF LEYS
NEIGHBOURHOOD CENTRE
INVERNESS**



+ **Graham
Sibbald**



MILTON OF LEYS

The proposed Neighbourhood Centre lies within the heart of Milton of Leys which is a densely populated residential suburb of Inverness. The site lies on the southern periphery of Inverness city centre and is accessed either by the general public road which links directly to the A9 at the Drumossie junction or via the new link road from Inshes Retail Park.

Milton of Leys is currently unrepresented in terms of any public or commercial facilities and amenities. The nearest may be found at Inshes retail park which lies approximately two miles distant.

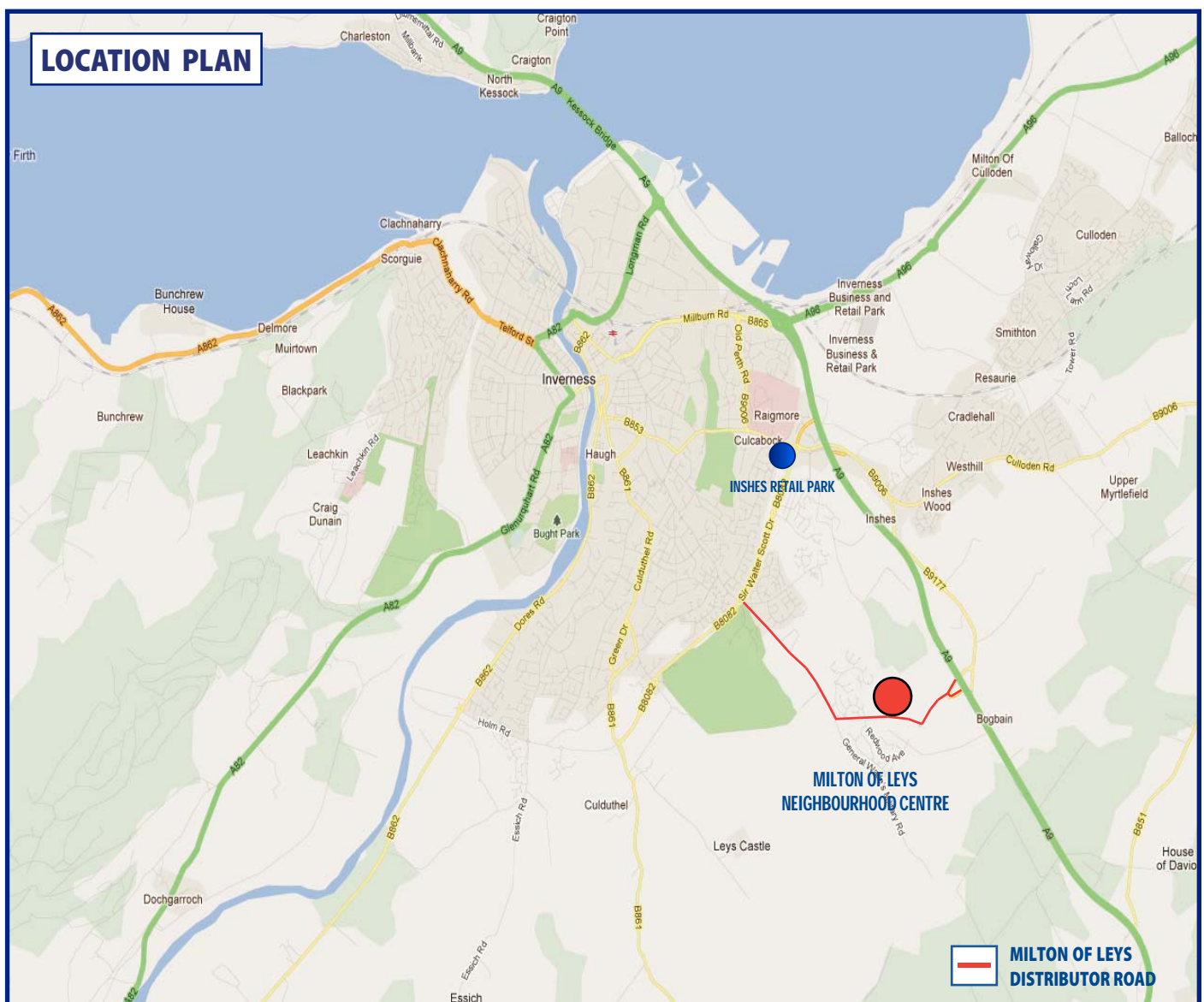
The proposed community and district centre will extend in total to approximately 14.05 acres (5.685 hectares) and will comprise a mixed use scheme including commercial, retail, business, residential, care home/nursery, community buildings open space, public recreation areas and a new primary school, which was recently opened.

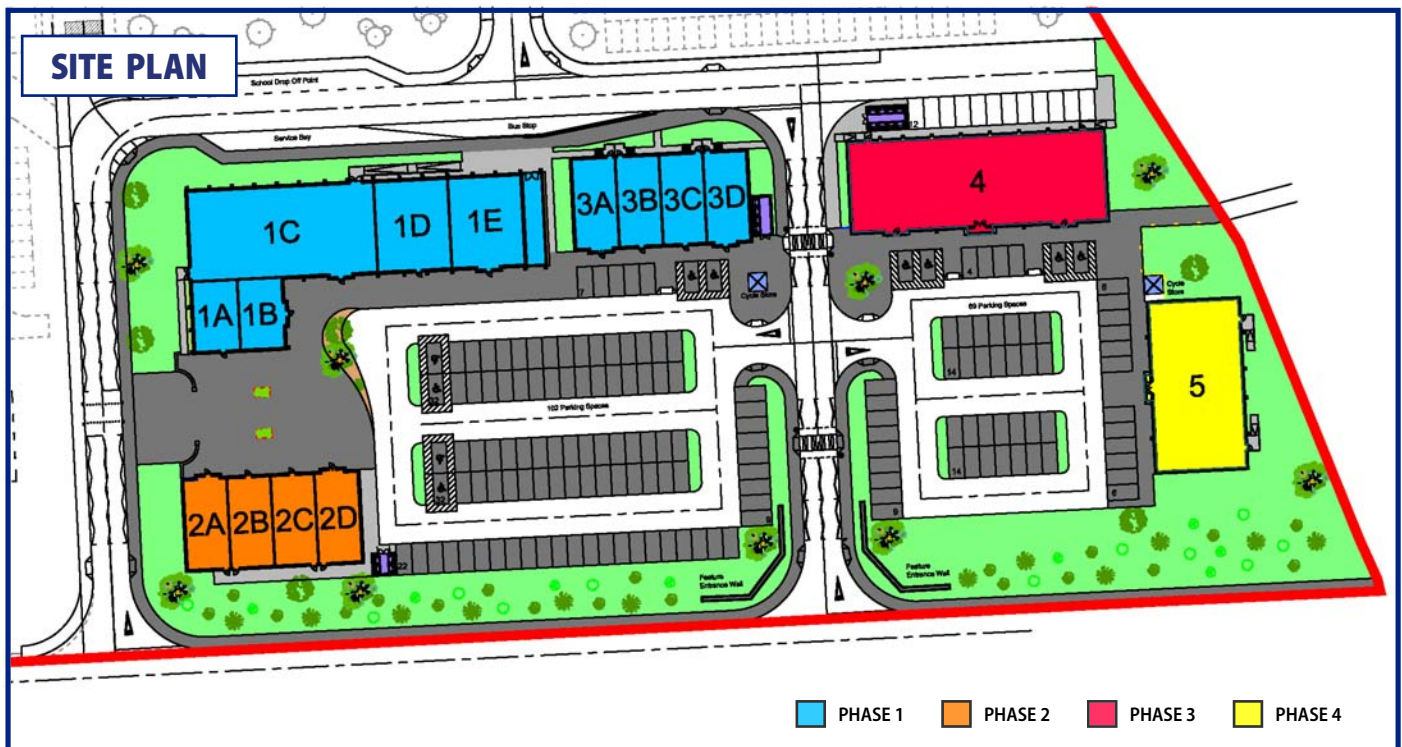
INVERNESS

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness is predominately service driven and The Highland Council, Scottish Natural Heritage, NHS Highland and HIE all have headquarters in the city. The city is served by an excellent transport infrastructure which includes a regional airport with direct flights, mainline railway and bus stations and good trunk road links.

PHASED CONSTRUCTION

The Neighbourhood Centre will be developed in multiple phases of construction, which will be determined by pre-let/sale levels. Phase 1 may comprise Buildings 1 and 3. It is anticipated that the initial construction will commence in late 2012 and that the first buildings will be ready for occupation over Summer 2013. Phase 2 may comprise construction of all other buildings.





Ref	Use	Floor Area		Rent p.a.	Price	Available
Unit 1 A	Flexible	78.9 sq m	850 sq ft	£12,750	£POA	Yes
Unit 1 B	Flexible	78.9 sq m	850 sq ft	£12,750	£POA	Yes
Unit 1 C	Food Retail	432.4 sq m	4,654 sq ft	£60,000	£POA	Yes
Unit 1 D	Flexible	167.5 sq m	1,802 sq ft	£27,000	£POA	Yes
Unit 1 E	Flexible	160.0 sq m	1,722 sq ft	£25,750	£POA	Yes
Unit 2 A	Flexible	99.5 sq m	1,071 sq ft	£16,000	£POA	Yes
Unit 2 B	Flexible	97.7 sq m	1,051 sq ft	£15,750	£POA	Yes
Unit 2 C	Flexible	97.7 sq m	1,051 sq ft	£15,750	£POA	Yes
Unit 2 D	Flexible	99.5 sq m	1,071 sq ft	£16,000	£POA	Yes
Unit 3 A	Hot Food Retail	99.5 sq m	1,071 sq ft	£20,000	£POA	No
Unit 3 B	Hot Food Retail	97.7 sq m	1,051 sq ft	£20,000	£POA	No
Unit 3 C	Flexible	97.7 sq m	1,051 sq ft	£15,750	£POA	Yes
Unit 3 D	Flexible	99.5 sq m	1,071 sq ft	£16,000	£POA	Yes
Unit 4	Flexible	589.4 sq m	6,345 sq ft	£75,000	£POA	Yes
Unit 5	Nursery	386.9 sq m	4,164 sq ft	£POA	£POA	Yes

ENTRY

The premises will soon be under construction. The anticipated date for Phase 1 Practical Completion is Summer 2013.

LEASE / PRICE

The premises are available To Let on the basis of a new full repairing and insuring lease. The subjects are also available to purchase, please contact the agents for details on price.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The owner or occupier shall be responsible for Stamp Duty Land Tax, Registration Dues and VAT (where applicable).

FURTHER INFORMATION/VIEWING

For further information please contact the agents:-

Grant Stewart
Grant Stewart Surveyors
gs@gs-cs.co.uk
01463 718719
Ness Mews, Ardross Place,
Inverness, IV3 5BY
www.gs-cs.co.uk

John Macbean
Graham & Sibbald
jmacbean@g-s.co.uk
01463 236977
4 Ardross Street,
Inverness, IV3 5NN
www.g-s.co.uk





Artist's impression, Building 1



Artist's impression, Building 3



Artist's impression, Building 4

Disclaimer: Messrs Grant Stewart and Graham + Sibbald for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart and Graham + Sibbald has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- July 2012.