

FALCON SQUARE

INVERNESS
CITY CENTRE



RESTAURANT / BAR / CAFÉ / RETAIL OPPORTUNITIES

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INVERNESS CITY CENTRE

FALCON SQUARE SITS AT THE HEART OF THE CITY CENTRE, ALONGSIDE INVERNESS RAILWAY STATION AND THE ENTRANCE TO THE EASTGATE SHOPPING CENTRE.

The square provides an attractive city piazza, and is already home to Pizza Express and Filling Station.

The development has created 4 restaurant/retail units overlooking Falcon Square (plus an internal kiosk unit at the centre entrance), with Burger King and Subway already open in 2 of the units.

The available units have the ability to install a Mezzanine if required and currently provide the following approximate Gross Internal Areas:

UNIT	SQ M	SQ FT
Unit 01	216	2,330
Unit 02	226	2,430
Unit 03	Let to Subway	
Unit 04	Let to Burger King	
Internal Kiosk	52	560

INVERNESS RAILWAY STATION HAS AN ANNUAL THROUGHPUT OF CIRCA 1.5 MILLION PEOPLE.

THE MAIN CITY CENTRE BUS DROP OFF POINT IS ALSO ON FALCON SQUARE.

EASTGATE SHOPPING CENTRE LOWER MALL LEVEL



**304,000
PEOPLE**

Inverness is the UK's most northerly city with a primary catchment of approximately 153,000 people and a wider catchment of approximately 304,000 people



**AFFLUENT
CATCHMENT**

The city benefits from an affluent and loyal catchment, with minimal leakage due to geographical location (Aberdeen is over 100 miles away)



7,000 STUDENTS

enrolled at University of Highlands & Islands

**FAST
GROWING**

One of the fastest growing cities in Europe with projected growth in next 10 years of 4-5%



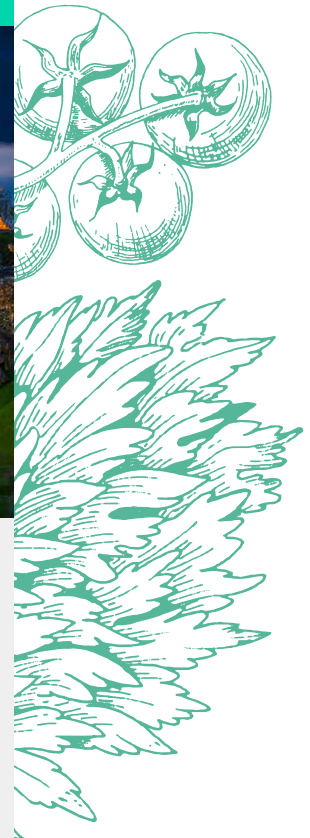
**2.3 MILLION
VISITORS***

The city also benefits from a very strong tourist industry due to its proximity to Loch Ness. There are approx 2.3 million visitors* to the city each year

8 MILLION*

The annual footfall of the Eastgate Centre

**FALCON
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*pre-Covid

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ALL UNITS OFFER **POTENTIAL FOR ATTRACTIVE OUTDOOR SEATING AREAS IN A SUNNY POSITION**

THERE IS ALSO AN OPTION TO AMALGAMATE THE 2 REMAINING UNITS AND ALSO POTENTIAL FOR A VARIETY OF ALTERNATIVE USES SUBJECT TO PLANNING)





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For further information please contact the agents:

Isla Monteith

isla.monteith@savills.com

0131 247 3746

Stuart Moncur

stuart.moncur@savills.com

0131 247 3706

savills.com



Tom Forster

tforster@orinsen.com

0131 374 1115

Andy Bain

abain@orinsen.com

0131 374 1117

orinsen.com

