



RETAIL

- > GROUND FLOOR AND BASEMENT RETAIL UNIT

PROMINENT RETAIL PITCH

- > FLOOR AREA: 173M² (1,866 FT²)
- > RENTAL: £18,000 PER ANNUM
- > LARGE GLAZED FRONTAGE
- > IMMEDIATE ENTRY

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38 UNION STREET, INVERNESS, IV1 1PX

CONTACT: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk



LOCATION

The subjects are prominently located on Union Street one of the busiest thoroughfares within Inverness City Centre within easy walking distance of the bus and rail stations as well as the Eastgate Shopping Centre.

DESCRIPTION

The subjects comprise a ground and basement retail unit benefiting from a large glazed double frontage with security shutters and centrally inset glazed pedestrian doors. Internally the shop comprises an open plan sales area with office and toilet facilities to the rear at ground floor level plus basement storage space.

FLOOR AREA

Ground Floor:	109 m ² (1,169 ft ²)
Basement:	65 m ² (697 ft ²)
Total:	174 m² (1,866 ft²)

RATEABLE VALUE

The Rateable Value is £19,500.

LEASE TERMS

To let on Full Repairing and Insuring lease terms for a period to be agreed. A rental of £18,000 per annum, exclusive of VAT is sought. Our client will consider start up companies seeking angel investment.

SALE

The property may be available for sale – price on application.

ENTRY

Immediate entry is available, subject to contract.

EPC

Details on request.

Costs

Each party will bear their own legal costs..

VAT

VAT will not apply to any transaction.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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