

To Let

60 High Street
Inverness
IV1 1JE

May 2019

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Location

The subject property is situated on Inverness High Street.

There is a train station 1 mile north of the subjects which provides access to Scotland's major cities with a bus station also located in close proximity. Inverness is the capital of the Highland region and provides the focal commercial and retail centre for the entire Highlands and Islands region, with a population of approximately 55,000 persons.

The property is situated on the south side of the High Street at its junction with 'Market Brae' - a pedestrian lane, and has an access point off this lane into a private garden area. The property is directly opposite Inglis Street and Eastgate. The property is situated close to the entrance to the Eastgate Centre which is anchored by Marks & Spencer and Debenhams.

The town comprises primarily national retailers with occupiers including Caffè Nero, McDonalds, Superdrug and Costa Coffee.

Description

The property is an end terrace building without return frontage and the demise comprises ground, first and second floors.

The property comprises a double windowed glazed frontage retail unit arranged over the ground, first and second floors of a substantial stone built building.

There is a two storey brick built and rendered extension to the rear as well as a small private garden area. There is a rear fire exit door at 1st floor level - which is ground level at the rear. There is an external metal fire exit stair for the second floor fire escape.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ FT	SQ M
Ground floor	1,393	129.41
First Floor	948	88.07
Second Floor	950	88.16
Total	305.74	3,291

Planning

The property benefits from Class 1 use (Shops). Interested parties should make their own enquiries to the relevant planning authority.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 31st July 2021.

Rent

£98,825 per annum.

Flexible lease terms are on offer.

Rates

We understand that the property is assessed as follows:

Rateable Value: £67,000

UBR (2019/20): 50.6p

Rates Payable: c. £33,902

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full EPC certificate is available on request.

VAT

We understand the property is not elected for VAT therefore, no VAT will be applicable.

