



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239 494

www.alliedsurveyorsscotland.com



TO LET

Ground Floor Retail Unit, 2 Queensgate, Inverness

- ✔ Ground floor retail unit with basement storage
- ✔ Grade B Listed Building prominently located within Inverness city centre
- ✔ Approximately 371.48 sq m (3,999 sq ft) of accommodation

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED
SURVEYORS
SCOTLAND

Tel. 01463 239 494
www.alliedsurveyorsscotland.com

DESCRIPTION

The subjects comprise a ground floor retail unit with basement storage. The subjects were previously operated as a book makers but would be suitable for a wide variety of uses subject to the relevant consents being obtained by the local authority.

LOCATION

The subjects are prominently located on the corner of Academy Street and Queensgate within the city of Inverness. Inverness is the commercial and administrative capital of the Highlands. The city benefits from transport links to the rest of Scotland via the main A9 & A96 trunk roads and railway, with an airport located on the outskirts of the city.

ACCOMMODATION

The accommodation within the unit comprises the following:

Ground Floor

Sales Area, WC, Store, Office

Basement

Stores, Office, Staff Kitchen, WCs

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to give 371.48 sq m (3,999 sq ft) of accommodation.

LEASE

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

RENTAL

Rental offers in the region of £45,000 per annum are sought for the premises.

Due to the current condition of the premises generous incentives will be available.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £34,000 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

UTILITIES

The property has supplies of mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is "G".

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

The unit is available on expiry of the current lease on 2nd March 2020.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Andy Gray MA(Hons) MRICS | Tel. 01463 239494

andy.gray@alliedsurveyorsscotland.com

Cydney Risko | Tel. 01463 239494

cydney.risko@alliedsurveyorsscotland.com