

TO LET

Inverness Eastgate Shopping Centre

Kiosk 8



Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3 visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

Footfall of over 8 million people per year

Stormfront

HOTEL
Chocolat.

Superdry.

LAKELAND

FATFACE
UNITED KINGDOM

Joules

White Stuff

PANDORA
UNFORGETTABLE MOMENTS

YOUR M&S



Location /Accommodation

The kiosk is located just inside the entrance to the centre from Falcon Square. It sits adjacent to **Burger King** and also nearby the food court. Other occupiers in the vicinity include **Subway, Lakeland, Costa, Pandora, The Entertainer** and **Stormfront**.

The unit extends to the following approximate floor area (NIA):

Ground Floor: 560 sq ft

Rates

The property will require to be assessed for ratings purposes.

Term

The unit is available on a new effectively FRI lease.

Rent

Further details available on request.

Service Charge

Approx **£4,066** per annum.

VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC

An EPC has been instructed and will be available shortly.

Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Further Information

For further information on letting opportunities please contact the agents as follows:

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