TO LET / MAY SELL

RETAIL UNIT UNIT 2, 23-31 QUEENSGATE, INVERNESS, IV1 1DG



S054 UNV



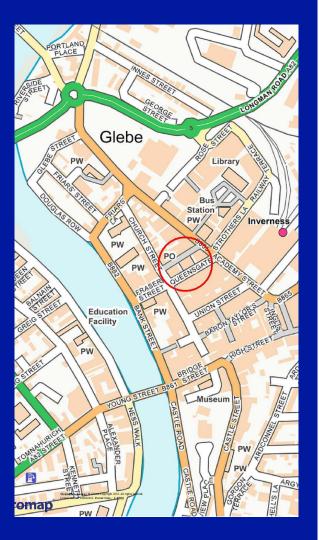
- GROUND FLOOR RETAIL UNIT
- PROMINENT RETAIL PITCH
- FLOOR AREA: 162 M² (1,740 FT²)
- ITZA: 1,082 FT²

- SUITABLE FOR VARIOUS USES
- EARLY ENTRY AVAILABLE
- RENT: £30,000 PER ANNUM

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination.

Queensgate is a well-established retail pitch located within the heart of the city centre. The subjects occupy a prime position on the south side of the street opposite Inverness Post Office. Queensgate links Church Street to Academy Street and is a primary pedestrian and bus thoroughfare. The Victorian Market entrance is located close by. Surrounding occupiers include PDSA, Semi-Chem, Highland Hospice, Scotch & Rye Bar, Scottish Building Society, Ladbrokes, R & B Bar/Restaurant, Duncan Fraser Butchers and Inverness Post Office.



DESCRIPTION

The subjects comprise a ground floor retail unit currently fitted out as an RBS bank outlet. The unit forms part of a larger terraced traditional 3-storey and attic stone and slate building. It benefits from a large glazed display frontage and a single glazed entrance door leading in to the main sales area. The property is fitted with a suspended ceiling grid throughout incorporating recessed spot lighting above the front sales area with a mix of fluorescent box and strip lighting to the rear of the unit. Heating is provided by electric wall mounted panel heaters.

Storage, office and staff ancillary facilities including toilets, a kitchen and cleaner's store are located to the rear of the property.

FLOOR AREA

The property extends to an approximate floor area of 162 m^2 (1,740 ft²) with an estimated ITZA of approximately 1,082 ft².

PLANNING

The property has the benefit of a Class 1 (Shops) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses may also be suitable subject to local authority approval. Please contact the agents to discuss any proposals.

RATES

The subjects are listed in the current Valuation Roll with an NAV/RV of: £25,750. The business rate poundage for 2017/2018 is 46.6p for every £1 of rateable value for properties with an NAV/RV below £51,000.

EPC

The property has an EPC rating: "F". The Energy Performance Certificate and Recommendations Report are available on request.

LEASE TERMS

A rental of £30,000 per annum plus VAT is sought, on the basis of a new Full Repairing & Insuring Lease on terms to be agreed.

SALE PRICE

Price on application.

COST

Each party will bear their own legal costs. In the normal manner the incoming tenant will be liable for any LBTT. Registration Dues and VAT thereon.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

Shepherd Commercial

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