

# TO LET / MAY SELL

RETAIL UNIT

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



- GROUND FLOOR RETAIL UNIT
- PROMINENT RETAIL PITCH
- FLOOR AREA: 162 M<sup>2</sup> (1,740 FT<sup>2</sup>)
- ITZA: 1,082 FT<sup>2</sup>

- 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<sup>2</sup> (1,740 ft<sup>2</sup>) with an estimated ITZA of approximately 1,082 ft<sup>2</sup>.

## 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

Mulberry House  
39-41 Harbour Road  
Inverness  
IV1 1UA  
Tel: 01463 712239  
www.shepherd.co.uk

### Linda Cameron

E-mail: linda.cameron@shepherd.co.uk

### Sandy Rennie

E-mail: sandy.rennie@shepherd.co.uk

