

TO LET / MAY SELL

RETAIL UNIT

38 UNION STREET, INVERNESS, IV1 1PX



- GROUND FLOOR AND BASEMENT RETAIL UNIT
- PROMINENT RETAIL PITCH
- FLOOR AREA: 173 M² (1,866 FT²)
- SHORT DISTANCE FROM MAIN EASTGATE SHOPPING CENTRE

- LARGE GLAZED FRONTAGE
- SUITABLE FOR VARIOUS USES
- EARLY ENTRY AVAILABLE

DESCRIPTION: The subjects comprise a ground floor and basement retail unit set within a larger 3-Storey and attic terraced building of masonry and slate construction prominently located on the busy thoroughfare of Union Street within Inverness city centre. The shop benefits from a large double arcade display glazed frontage at street level with central double pedestrian entrance doors leading to a main sales area with a suspended ceiling grid incorporating fluorescent strip lighting. An office and staff facilities are located to the rear at ground floor level with a staircase leading down to the basement which is currently used for storage. The unit also benefits from CCTV, an intruder alarm and security grilles which can be included within any transaction.

FLOOR AREA: The property extends to the approximate undernoted floor areas:-

Ground Floor:	108.61 m ²	1,169.05 ft ²
Basement:	64.78 m ²	697.23 ft ²
Total:	173.38 m ²	1,866.28 ft ²

RATEABLE VALUE: NAV/RV: £19,500

PLANNING: The property currently benefits from Class 1 (Shops) Use in terms of the Town and Country Planning (Use Classes) (Scotland) Order. Other uses may be suitable, subject to securing planning consent.

LEASE DETAILS: Available on new Full Repairing and Insuring lease terms for a period to be agreed. A rental of **£18,000** per annum, exclusive of VAT is sought.

SALE: Alternatively our client may consider selling the freehold interest in the property for a price to be agreed. Please contact the marketing agent for further details.

EPC: Details available on request.

VAT: VAT will apply to any transaction.

COSTS: Each party will bear their own legal costs. The incoming purchaser/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:

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