

# Shops To Let – Drum Local Centre

Lewiston, Drumnadrochit, IV63 6AG (SAT NAV)

1,000sqft – 4,000sqft (93sqm – 372sqm)

Available For Immediate Entry – Retail/Restaurant Use



**Main A82 Trunk Road Frontage**  
**All year round tourist destination**

**Ample on site car parking**  
**Attractive ingoing incentives**

## Location:

Situated approximately 20 minutes drive time from the Highland capital of Inverness, Drumnadrochit is located on the shores of Loch Ness. The village and the famous loch on its doorstep, are popular all year round tourist destinations.

These brand new retail units are situated adjacent to the main A82 Inverness – Fort William Trunk Road and enjoy a high profile position on a gateway site adjacent to an expanding residential neighbourhood.

The development is underpinned by a new Scotmid coop convenience store (now relocated from a nearby smaller store) and has ample free car parking on site.

**Lease:** Each of the units are available for Lease for a term to be agreed on normal full repairing and insuring terms.

**Rent:** Each retail unit (Units 2 to 4) is available for lease at a rent of **£15,000per annum + VAT**.

The hot food takeaway unit (Unit 5) is available for lease at a rent of **£16,500per annum + VAT**.

**Rates:** Each unit qualifies for 12 months rates free (from the date trading commences within each unit) under the governments “New and Improved Property” scheme. Further details available on request.



**Date of Entry:**

The subjects are now available for immediate entry and Tenant fit.

**Legal Costs:** Each party will be responsible for their own legal costs. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT) & registration dues.

**VAT:**

The property is elected for VAT and VAT will be payable on the rent detailed herein.



**CHARTERED SURVEYORS**  
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[www.eyco.co.uk](http://www.eyco.co.uk)

**All Enquiries and Viewing Arrangements:**

**Joint Letting Agents**



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