

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

29-31 UNION STREET, INVERNESS IV1 1QA

LOCATION

Inverness is the capital of the Highland region of Scotland and provides the focal commercial and retail centre for the entire Highlands & Islands region. Inverness benefits from a population of over 65,000 people and draws on a total catchment population of over 300,000 people. Union Street is situated in the heart of Inverness City Centre, in close proximity to Eastgate Shopping Centre and the High Street.

The premises are situated in a prominent location on the south side of Union Street bounded by Drummond Street to the east and Church Street to the west. Nearby occupiers include **Coffee Affair**, **British Heart Foundation**, **Jessops**, **Tony & Guy**, **Oddbins**, **McEwans of Perth**, **First Choice**, **Barclays** and **Sony Centre**.

DESCRIPTION

The premises comprise a multiple windowed retail unit arranged over the basement, ground and first floors of a stone built tenement building under a pitched and slated roof.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor	4,943 sqft	459.20 sqm
First Floor	487 sqft	45.24 sqm
Basement	1,415 sqft	131.45 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £89,500

Commercial Rate Pounding £0.414
(exclusive of water and sewerage rates)

PLANNING

The premises benefit from Class 1 Retail consent however may be suitable for alternative uses including Class 2 (Office) and Class 3 (Restaurant) use subject to obtaining the necessary planning consents.



RENT

Rental offers in the region of £75,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum period of 10 years subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 226 6611
Email: callum@culverwell.co.uk

