



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

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www.gs-cs.co.uk

TO LET - FORMER COFFEE SHOP 18 INGLIS STREET, INVERNESS SUITABLE FOR USE CLASS 1, 2 OR 3

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000 and a geographical shopping catchment area spanning 10,000 sq miles, with a potential catchment population of 350,000.

The subjects occupy an extremely prominent position on the north side of Inglis Street which is a prime retailing location. Inglis Street is the main link between High Street and the pedestrian crossing leading to Falcon Square and Eastgate Shopping Centre. Surrounding occupiers include, Costa Coffee, The Money Shop, Car Phone Warehouse, Marks & Spencer and Thomas Cook.

DESCRIPTION/ ACCOMMODATION

The subjects comprise a retail unit arranged over ground floor and basement within a two storey and attic mid terraced building. It has a timber and glazed display frontage to Inglis Street together with secondary access and frontage to Hamilton Street at the rear. The subjects were formerly successfully operated as a coffee shop.

Six steps lead up to the ground floor open plan retail space from Inglis Street. At the rear of the shop stairs provide access to the ground floor from Hamilton Street. This stairwell also leads to the basement which has been fitted out to provide kitchen, storage and toilet accommodation. The basement also benefits from a goods access direct from Hamilton Street. The main dimensions and net internal floor areas are as follows:-

Gross Frontage	3.9 m	12 ft 9 "
Net Frontage	3.0 m	9 ft 10 "
Ground Floor	22.1 sq m	238 sq ft
Basement	35.4 sq m	381 sq ft

PLANNING

The subjects are suitable for a variety of uses within either Class 1 (Shops), 2 (Financial, Professional & Other Services) or 3 (Food & Drink) in terms of the Town and Country Planning (Scotland) Act 1997. Interested parties should contact either the selling agents or Highland Council (01463 255200) to discuss their proposal.

LEASE/RENT DETAILS

The property is available To Let on flexible Lease terms on a Full Repairing and Insuring basis. Rental offers in excess of £20,000 per annum are invited.

ENTRY

Immediate entry is available, subject to completion of legal missives.



INCENTIVES

A rent free period may be available dependant upon Lease term and covenant strength.

RATES

The premises are listed in the current Valuation Roll as follows:

NAV/RV £19,500

The uniform business rate for commercial premises in Scotland is 42.6p in the pound for the financial year 2011/2012, for rateable values under £35,000, excluding water and sewerage charges.

LEGAL COSTS

The incoming occupier will be responsible for our Client's reasonably incurred costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

We are advised that the property is not elected for VAT purposes.

VIEWING

Strictly by appointment via Grant Stewart Chartered Surveyors or their joint agents Montagu Evans:



Neil Calder / nc@gs-cs.co.uk

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Ness Mews, Ardrross Place, Inverness, IV3 5BY

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18 INGLIS STREET, INVERNESS, IV1 1HN



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