



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

Retail Unit

FOR SALE / MAY LET

**11 Post Office Avenue,
Inverness, IV1 1DN**

Floor Area: 64.66 sq m (696 sq ft)

Fixed Price: £100,000

Rent: £12,000 per annum



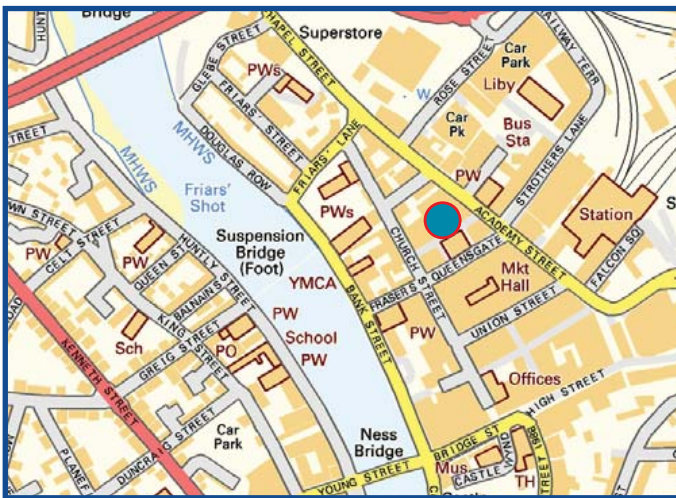
New Fixed Price £100,000



11 POST OFFICE AVENUE, INVERNESS, IV1 1DN

LOCATION

Known as Capital of the Highlands, Inverness is the commercial and administrative centre for the Highlands and Islands. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. The subjects are situated with frontage onto Post Office Avenue, which runs parallel to Queensgate and lies between Academy Street and Church Street. Neighbouring occupiers include mixed retail, office and residential uses. The other shops within this modern parade are occupied by Construction and Property Recruitment and The Ink Shop.



DESCRIPTION

The subjects comprise a modern ground floor retail outlet, which is situated within a parade of four shop units with eight residential apartments above. The three storey building is of conventional cavity concrete block work construction under a pitched concrete tile roof. The subjects are located within an area of Inverness recently subject to 'Streetscape' improvements.

ACCOMMODATION

The net internal floor area amounts to approximately 696 sq ft (64.66 sq m) or thereby. The shop units' gross dimensions are summarised as follows:-

External Frontage:- 15 ft 1 in / 4.60 m
Internal Width (at front):- 14 ft 9 in / 4.50 m
Internal Width (at rear):- 19 ft 4 in / 5.90 m
Shop Depth:- 39 ft 10 in / 12.15 m

SERVICES

The subjects benefit from mains electricity, water and drainage.

ENTRY

Early entry is available.

RATEABLE VALUE

The subjects have been listed in the current valuation roll as follows:-

Rateable Value £12,000
UBR (201011) 40.7p
Rates Payable £4,884

Subject to status, the premise qualifies for 'Small Business Bonus Scheme' rates relief at 25%. Prospective occupiers are advised to confirm any rating liability directly with the Local Authority.

PRICE

Offers in excess of £100,000 plus VAT are invited to purchase our client's heritable interest (Scottish equivalent of English Freehold) with the benefit of vacant possession.

LEASE

The subjects may be available To Let on flexible lease terms at a rental of £12,000 per annum, plus VAT.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The new owner or occupier will be responsible for Stamp Duty Land Tax, registration dues and VAT where applicable.

VAT

All prices quoted are exclusive of VAT, which will be added at the prevailing rate.

FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents:-

Contact: Neil Calder
Email: nc@gs-cs.co.uk

Grant Stewart Chartered Surveyors
Ness Mews, Ardross Place, Inverness, IV3 5BY

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Please note this brochure is also available in pdf format.



Disclaimer: Messrs Grant Stewart Chartered Surveyors for themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart Chartered Surveyors has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.