



# Grant Stewart

Chartered Surveyors & Estate Agents  
DEVELOPMENT CONSULTANTS

On the instruction of



## FOR SALE/TO LET

**NEW RETAIL UNITS** FROM 1,442 sq ft – 5,834 sq ft

**MODERN OFFICE SUITES** FROM 1,270 sq ft – 5,144 sq ft

### **Wester Inshes Neighbourhood Centre, Inverness**

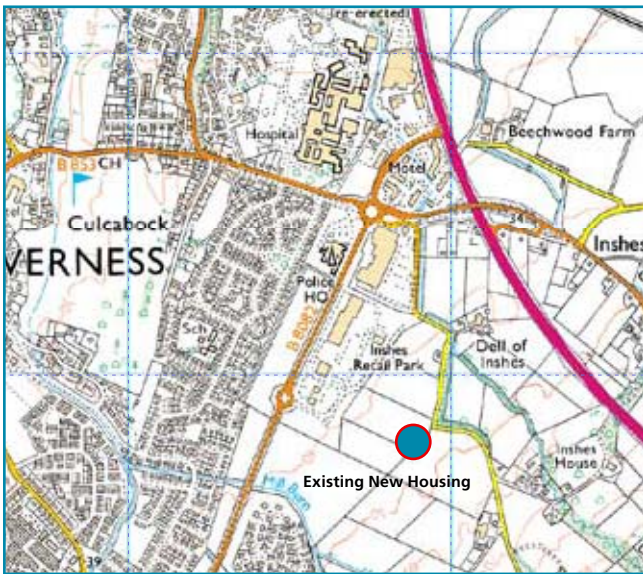


# Wester Inshes Neighbourhood Centre, Inverness

## LOCATION

Inverness is known as the capital of the Highlands and is the administrative centre for the Highlands and Islands.

The site is situated within Wester Inshes close to Inshes Retail Park and Beechwood Business Park within a new densely populated residential area. Located near the south western distributor road it is only a short distance from the City Centre and has easy access to main routes such as the A9, A84 and A96 trunk roads.



## DESCRIPTION

The neighbourhood centre will provide approximately 5,834 sq ft (542 sq m) of retail space and 10,144 sq ft (942 sq m) of office accommodation within two detached buildings with 74 designated car parking spaces. The retail outlets fall within Class 1 and the offices Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties who have proposed uses out with this classification are advised to discuss their proposals with the area Planning and Building Control Department (Tel: 01463 720601). The smaller building, which will comprise approximately 5,000 sq ft of office accommodation, has already been pre-purchased and will be occupied by professional consultants as their private office.

## ACCOMMODATION

The retail outlets will have a fitted shop front and finished to a shell standard internally ready for fit out by an incoming owner or occupier. The office suites will be open plan and finished to a high specification. There will be five designated car parking spaces per suite. The internal floor areas are detailed within the undernoted price list. The individual units may be combined or sub-divided to meet specific floor area requirements.

### 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. Date of publication: March 2009

## PRICE

The annual rentals and fixed purchase prices are as follows:-

UNIT REF	NET FLOOR AREA		FIXED PRICE	RENTAL pa
Shop Unit 1	1,475 sq ft	137 sq m	£315,000	£22,250
Shop Unit 2	1,442 sq ft	134 sq m	£310,000	£21,750
Shop Unit 3	1,442 sq ft	134 sq m	£310,000	£21,750
Shop Unit 4	1,475 sq ft	137 sq m	£315,000	£22,250
Office Suite 1	1,302 sq ft	121 sq m	£260,000	£18,250
Office Suite 2	1,270 sq ft	118 sq m	£255,000	£17,750
Office Suite 3	1,270 sq ft	118 sq m	£255,000	£17,750
Office Suite 4	1,302 sq ft	121 sq m	£260,000	£18,250

## LEASE TERMS

The subjects are available for lease on Standard Institutional Full Repairing and Insuring terms for a minimum period of 10 years with 5 yearly rent reviews.

## RATEABLE VALUE

The rateable values will be assessed by the Highland Council upon occupation of each unit. The business rate poundage for the current financial year is 48.1 pence for Rateable Values under £29,000.

## VAT

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

## LEGAL COSTS

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

## 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

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Please note this brochure is also available in pdf format.

