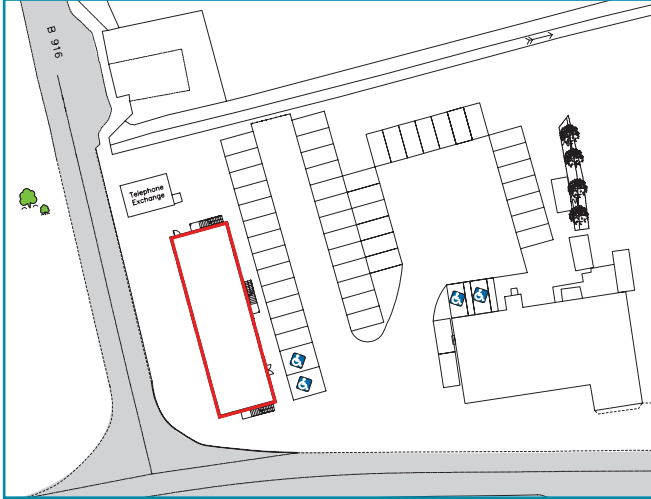




# Grant Stewart

Chartered Surveyors & Estate Agents  
DEVELOPMENT CONSULTANTS



## TO LET

### New Commercial Unit

Suitable for Retail Use/Convenience Store

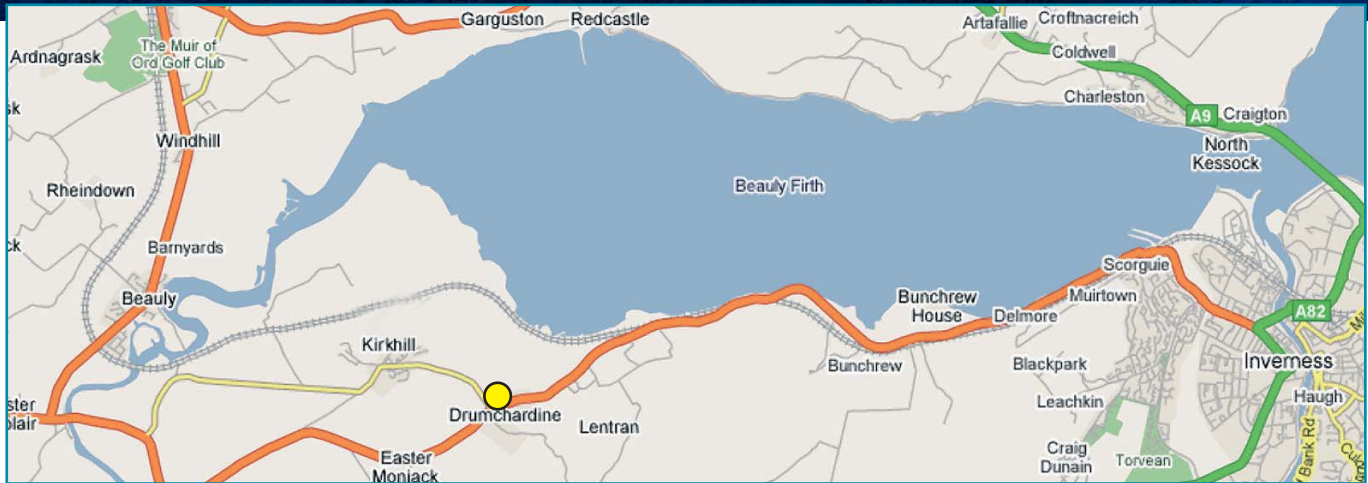
### Kirkhill by Inverness

Rental: £25,000 per annum

Floor area: 2,390 sq ft / 222 sq m



# Old North Inn Kirkhill by Inverness



## LOCATION

The site lies approximately 6 miles west of Inverness on the A862 in the hamlet of Inchmore on the outskirts of Kirkhill, approximately half mile distant. The subjects will occupy a prominent corner site location, within the existing car park of the Old North Inn Hotel, at the junction of the A862 with the road leading to Kirkhill village. The immediate catchment population is in the region of 5,000. Local amenities are restricted within the area to a post office in Kirkhill which has been listed for closure and replacement by a proposed outreach "hosted" service point. The subjects may provide a suitable location for this. All amenities and facilities may be found within Inverness or Beaulieu, which lies approximately 7 miles east.

## DEVELOPMENT

Upon completion, the subjects will comprise a ground floor retail shop unit built of conventional modern construction. The two storey building will be of timber frame construction with a pitched, tile roof. The first floor will comprise three 2 bedroom residential apartments. The GIA (Gross Internal Area) of the ground floor shop unit will extend to approximately 2,390 sq ft (222 sq m) or thereby. There will be adequate car parking designated to the development.

## SPECIFICATION

The shop unit will have a fitted timber shop front and will be finished to a shell specification internally ready for fit out by an incoming occupier. Mains electricity will be connected and servicing tail end pop-ups will be installed for mains water and drainage.

## PLANNING

The retail outlet falls within Class 1 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)

## LEASE TERMS

The subjects are available for lease on Standard Institutional Full Repairing and Insuring terms for a minimum period of 20 years with 5 yearly rent reviews.

## RATING

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

## PRICE

The premises are available To Let for an annual rental of £25,000 exclusive of VAT.

## COSTS

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

## 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, Ardrross Place, Inverness IV3 5BY

**Tel:** 01463 718719  
**Fax:** 01463 710712  
**Web:** www.gs-cs.co.uk

Please note this brochure is also available in pdf format.



## Disclaimer

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