



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

01463 718719

www.gs-cs.co.uk

TO LET

DUE TO RELOCATION

**22 CHURCH STREET
INVERNESS, IV1 1EB**

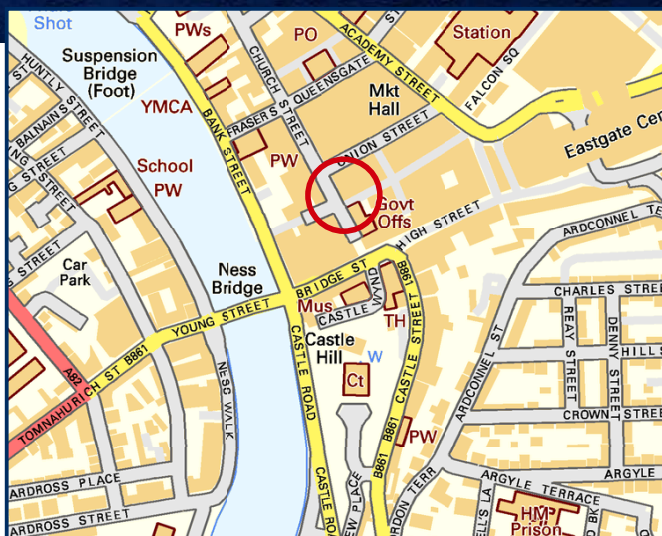
LEASE ASSIGNATION OF SHOP UNIT ARRANGED
OVER GROUND FLOOR AND BASEMENT

FLOOR AREA: 219.9 SQ M (2,367 SQ FT)

SUITABLE FOR A VARIETY OF USES

STEPPED RENT FROM £26,000 PER ANNUM





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 a prominent position on the east side of Church Street between its junction with Union Street and Baron Taylors Street in Inverness city centre. This area has recently benefited from streetscape improvements. Neighbouring occupiers comprise a range of mixed commercial uses including retail, cafe/restaurant, office and licensed premises.

DESCRIPTION

The subjects comprise a retail outlet with ground floor and basement accommodation, within a four storey building of traditional stone and slate construction which has been extended to the rear by means of a single storey structure of masonry construction. The is currently occupied by Scotkilt.

ACCOMMODATION

The approximate internal floor areas are as follows:-

Ground Floor	105.3 m ²	1,133 ft ²
Basement	114.6 m ²	1,234 ft ²
Total	219.9 m ²	2,367 ft ²

SERVICES

The premises are connected to mains supplies water and electricity (3 phase). Drainage is to the main public sewer. Heating is provided by means of a modern wet central heating system whilst hot water is supplied by an unvented cylinder (mains pressure system). The property also has the benefit of CCTV and an intruder alarm. BT phone line(s) are installed and connected into a Panasonic switchboard phone system.

PLANNING

The subjects currently have a Use Class 1 (Shops) Planning Consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Act 1997. Interested parties with alternative uses should contact either the selling agents or Highland Council (01463 255200) to discuss their proposal.

RATEABLE VALUE

The premises are listed in the current Valuation Roll with a NAV/RV at £30,000. 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 (rates payable £12,780).

LEASE TERMS

Our Client wishes to Assign their Leasehold interest. The premises are held on a full repairing and insuring Lease, which expires on 17 September 2019 incorporating a rent review on 30 September 2014. The yearly rent is stepped up to the end of the fifth year of occupation. The current passing rent is £26,000 per annum (Year 3 of the Lease). The following annual rent payable in Year 4 is £28,000 and Year 5 £30,000. Rent is payable quarterly in advance. The Landlord will consider entering in to a new Lease dependent upon Lease term and covenant strength.

PRICE

Our Client is seeking to Assign their Leasehold interest at Nil Premium.

COSTS

The incoming occupier shall be responsible for our client's reasonably incurred legal costs including Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

VAT is not payable on the rent.

ENTRY

Early entry is available subject to conclusion of legal missives.

FURTHER INFORMATION

For further information and viewing arrangements please contact:-

Grant Stewart | gs@gs-cs.co.uk Neil Calder | nc@gs-cs.co.uk
Tel: 01463 718719 | Fax: 01463 710712
Web: www.gs-cs.co.uk
Grant Stewart | Chartered Surveyors,
Ness Mews, Ardress Place,
Inverness, IV3 5BY