

# TO LET/ MAY SELL

## GROUND FLOOR RETAIL UNIT

21 ACADEMY STREET, INVERNESS, IV1 1JN

- GROUND FLOOR RETAIL UNIT
- PROMINENT RETAIL PITCH
- CLOSE TO RAILWAY STATION AND BUS STATION
- SHORT DISTANCE FROM EASTGATE SHOPPING CENTRE
- SUITABLE FOR VARIOUS USES
- FLOOR AREA: 72 M<sup>2</sup> (779 FT<sup>2</sup>)
- ITZA: 624 FT<sup>2</sup>
- QUALIFIES FOR 100% RATES RELIEF





**BUILDING TYPE:** Ground floor retail unit set within a larger traditional building of stone and slate construction located on Academy Street within Inverness city centre.

**LOCATION** The property is ideally located on Academy Street close to Inverness Railway Station and Bus Station and is only a short distance from the main Eastgate Shopping Centre.

**FLOOR AREA:** 72 m<sup>2</sup> (779 ft<sup>2</sup>)

**LEASE:** The property is available on new FRI lease terms for a period to be agreed. Rent on Application.

**SALE:** Our client may consider selling their heritable interest in the property. Price on Application.

**RATEABLE VALUE:** £12,000 – The property will qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

**PLANNING:** Class 1 (Shops)

**VAT:** VAT will apply to any transaction.

**EPC:** Details available on request

**COSTS:** Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



#### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

**Shepherd Commercial**

Mulberry House,  
39-41 Harbour Road,  
Inverness IV1 1UA

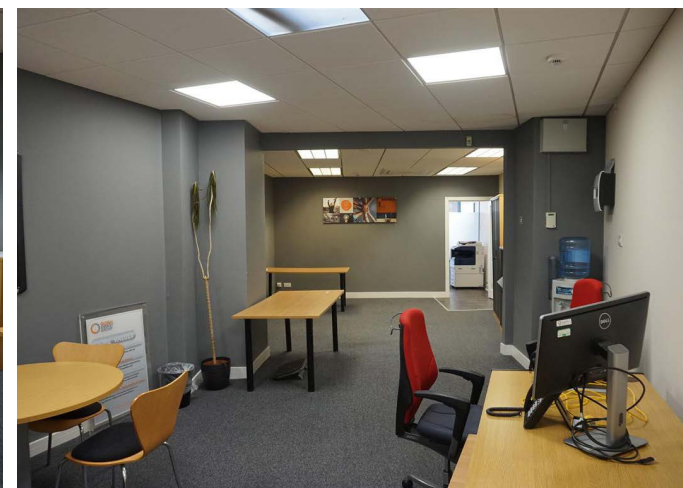
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