TO LET
RETAIL
21-23 INGLIS STREET, INVERNESS, IV1 1HN

- PROMINENT RETAIL PITCH
- FLOOR AREA: 200 M² (2,158 FT²)
- ITZA: 880 FT²
- EXTENSIVE DOUBLE FRONTEX
- SUITABLE FOR VARIOUS USES
- IMMEDIATE ENTRY AVAILABLE
RATES
The property is currently listed in the Valuation Roll as: Shop – NAV/RV: £38,000. The business rate poundage for 2017/2018 is 46.6p for every £1 of rateable value for properties with an RV less than £51,000.

EPC
The property is ‘G’ rated. The Energy Performance Certificate and Recommendations Report are available on request.

LEASE TERMS
A rental of £40,000 per annum plus VAT is sought on the basis of a new Full Repairing & Insuring Lease on terms to be agreed. Immediate entry is available.

VAT
VAT will apply to any transaction.

COST
Each party will bear their own legal costs. In the normal manner the incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

LOCATION
Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population in the region of 350,000 and is a popular tourist destination.

The subjects occupy a prominent position on the west side of Inglis Street which is a prime pedestrianised retail location which links High Street to Academy Street, Falcon Square and the Eastgate Shopping Centre. Surrounding occupiers include Subway, Thomas Cook, Hotter Shoes, Highland Souvenirs Ltd, Regatta Great Outdoors, Costa, The Carphone Warehouse Ltd, The Money Shop and Yorkshire Building Society, to name a few.

DESCRIPTION
The subjects comprise a retail unit arranged over basement, ground, first and second floors. The unit has the benefit of an extensive frontage and the ground floor provides a large open plan sales area. The upper floors provide office/storage space plus a kitchen at first floor level and storage and staff toilets at second floor level with the basement providing further storage space.

The ground floor benefits from existing shop wall fittings and a suspended ceiling grid incorporating recessed spot lighting and air conditioning units. The upper floors have plastered walls and ceilings with surface mounted fluorescent strip lights. The property also benefits from a 3-phase electricity supply.

ACCOMMODATION
The property extends to the following approximate floor areas:-

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area 1</th>
<th>Area 2</th>
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</thead>
<tbody>
<tr>
<td>Basement</td>
<td>28.67 m²</td>
<td>308.55 ft²</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>88.22 m²</td>
<td>949.59 ft²</td>
</tr>
<tr>
<td>First Floor</td>
<td>58.12 m²</td>
<td>625.60 ft²</td>
</tr>
<tr>
<td>Second Floor</td>
<td>25.51 m²</td>
<td>274.63 ft²</td>
</tr>
</tbody>
</table>

**TOTAL:** 200.52 m² 2158.37 ft²

We estimate the property has an ITZA of 880 ft².

PLANNING
The property has the benefit of a Class 1 (Shops) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses will also be suitable subject to local authority approval. Please contact the agents to discuss any proposals.
The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

March 2018

VIEWING & FURTHER INFORMATION
Strictly by appointment by contacting either of the joint marketing agents:-

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