

# TO LET

## Inverness Eastgate Shopping Centre

### Unit 36



### Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3 visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

Footfall of over 8 million people per year

Stormfront

Crabtree & Evelyn  
LONDON

Superdry

LAKELAND

FATFACE  
UNITED KINGDOM

JONES  
BOOTNARY

White STUFF

PANDORA  
UNFORGETTABLE MOMENTS

YOUR M&S



### Location /Accommodation

The unit sits on the upper mall of the centre which is regarded as the 100% prime section, being anchored by **Marks & Spencer**. Other occupiers located in the vicinity include **Next, Card Factory, The Body Shop, HMV** and **H Samuel**.

The unit extends to the following approximate floor areas (NIA):

Ground Floor: 1,379 sq ft  
 First Floor: 1,532 sq ft

### Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£56,000**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 50.6p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£28,336**.

### Term

The unit is available on a new effectively FRI lease.

### Rent

£50,000 per annum.

### Service Charge

Approx £10,901 per annum.

### VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

### EPC

An EPC has been instructed and will be available shortly.

### Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

### Further Information

For further information on letting opportunities please contact the agents as follows:

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