



# TO LET

Ness Side, Dores Road  
Inverness IV2 6DH

- 4 brand new retail units
- Catchment population of 350,000
- 2,691 sq ft units available
- Flexibility in unit sizes

## Location

Inverness is a strong regional retail centre which boasts the biggest shopping area in the UK spanning 10,000 sq miles with a potential catchment population of 350,000 people as it is the main regional centre within the Highland region. The city serves as the administrative and service hub for the Highland region and also attracts a considerable number of tourist visitors annually.

The site in question sits adjoining a 28,000 sq ft Tesco superstore within a predominantly residential location to the south west of Inverness, lying opposite the junction of the Dores Road with Holme Road.

## Description

The units to be created will adjoin the Tesco supermarket, together with associated petrol filling station. It is proposed to create **4 retail units** each extending to **2,691 sq ft gross** - please note there is **flexibility in the unit sizes**. These retail units will be located to the immediate southern elevation of the Tesco supermarket and will flank the north side of a public square.

In addition, it is proposed to create a **GP surgery** (subject to demand) to the west side of the public square. To the east there is the potential to erect a community building.

The retail units will provide the following approximate sized units:-

Unit 1	2,691 sq ft	(250 sq m)
Unit 2	2,691 sq ft	(250 sq m)
Unit 3	2,691 sq ft	(250 sq m)
Unit 4	2,691 sq ft	(250 sq m)

Please note there is flexibility available in these unit sizes for early interest. There will be 245 car parking spaces serving the Tesco supermarket plus 43 spaces which can serve the additional retail/GP surgery and community building.

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 restricted consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## Rent

On application.

## Rating

To be assessed upon completion.

## Energy Performance Certificate

To be assessed.

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

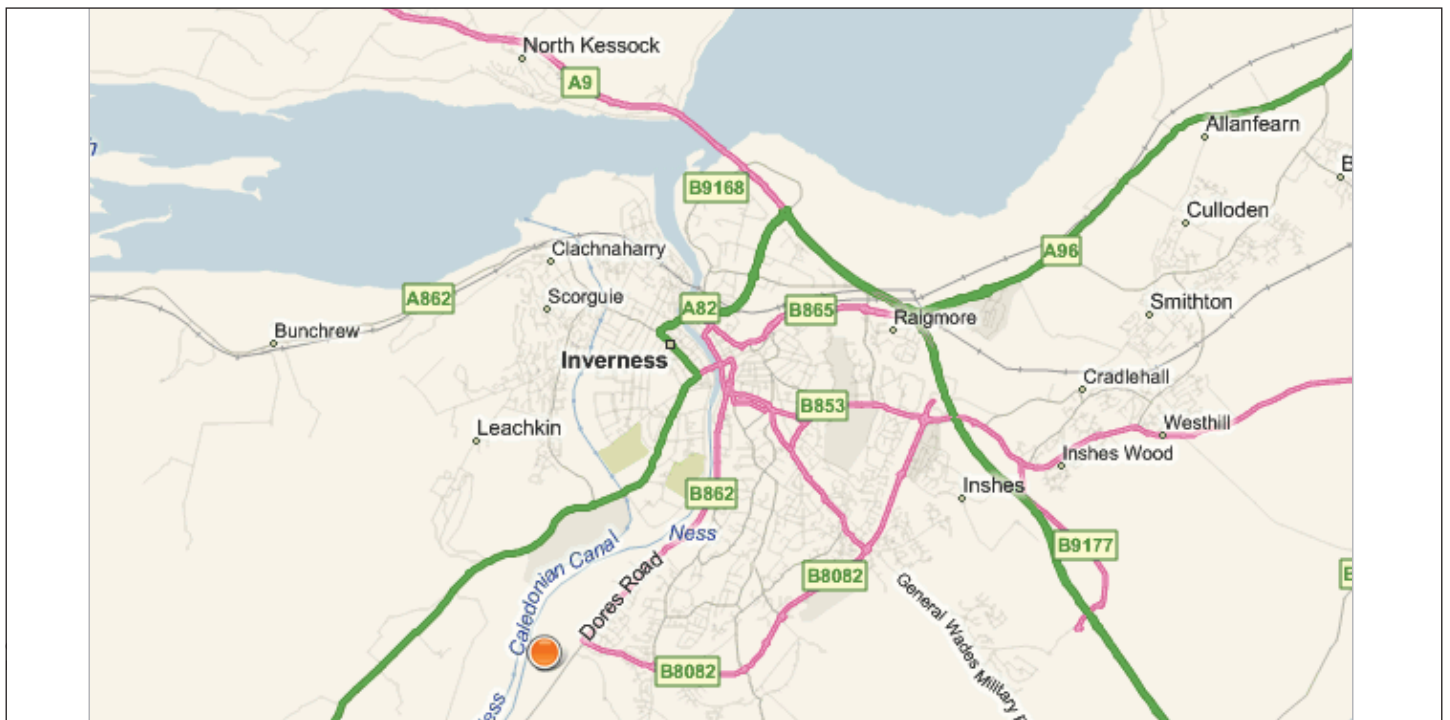
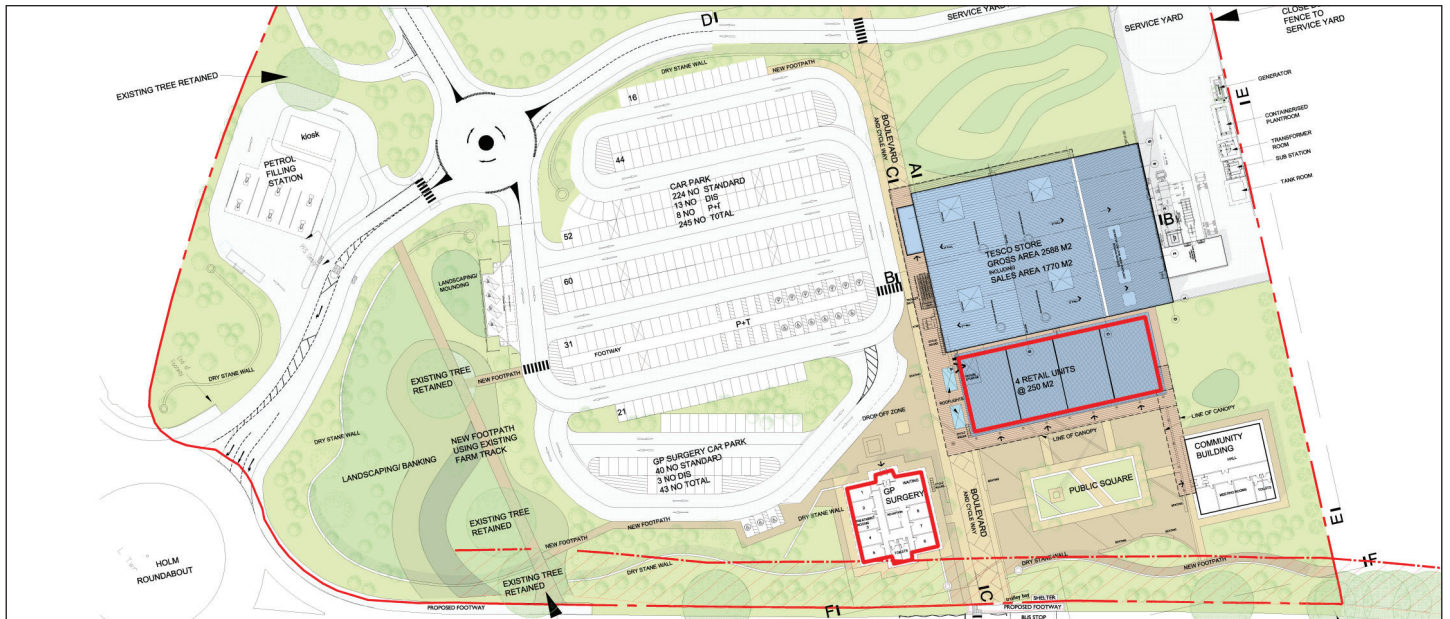
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

## Ness Side, Dores Road, Inverness IV2 6DH



### Get in touch



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