



eric young & co

Retail

■ experience ■ judgement ■ service ■

LEASE AVAILABLE

Class 2 Premises

47 High Street
Inverness IM1 1HT



LOCATION

Inverness is the administrative and business centre for the Highlands & Islands with an immediate catchment of 43,500 but is a fast growing city with a primary shopping catchment of some 290,000 (Promis/PMA) and a significant tourist industry with an average number of 750,000 visitors per year.

The unit itself is situated on the pedestrianised section of High Street close to **CEX, Hotter Shoes, Phones 4U, Bank of Scotland, Poundland, RBS, Optical Express, Barclays, HSBC, Specsavers, Clarks, Edinburgh Woollen Mill, Lush, Boots, McDonalds, WH Smith** and **Ramsdens** together with various other national and local traders.

ACCOMMODATION

The unit is arranged over ground and first floors and extends to the following approximate net internal floor areas:

Ground Floor	1,006 sq ft	(93.46 sq m)
First Floors	742 sq ft	(68.93 sq m)

LEASE

The premises are held by way of a lease with a passing rent of **£77,500 per annum** with a lease expiry of 11 November 2019. Attractive incentives are available to potential tenants subject to status.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£50,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£23,300**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

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 ingoing 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 Eric Young & Co - 0131 226 2641.

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See our website for all available properties:

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EJL/JH/INV236

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Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development