

TO LET | RETAIL/RESTAURANT PREMISES

30 QUEENSGATE, INVERNESS, IV1 1DJ

£37,500 Per Annum



Summary

- ✓ Substantial ground floor retail unit with first floor storage / office
- ✓ Suitable for use as a restaurant (local authority consent currently pending)
- ✓ Multi aspect display to popular streets
- ✓ Central location within Inverness City Centre
- ✓ Flexible layout suitable for a range of occupiers
- ✓ Extends to a Net Internal Area (NIA) of approximately 198 sq m (2,131 sq ft)
- ✓ Available to let for £37,500 per annum





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 **ALLIED SURVEYORS SCOTLAND**

DESCRIPTION

The subjects comprise a substantial corner shop arranged primarily over the ground floor with ancillary staff/office/storage space at first floor level. The property is primarily laid out in an open plan basis with some partitioned space to the rear. The property features multi aspect display frontages to the busy Queensgate, Post Office Avenue and Church Street.

The subjects may be suitable for use as a restaurant or other class 3 use (subject to consent from the local authority which is pending consideration).

LOCATION

The subjects occupy a prominent position on Queensgate, in the heart of Inverness city centre. The property benefits from close proximity to a wide range of amenities, including the Eastgate Centre and the Victorian Market. Excellent public transport connections are available within walking distance, with both bus and train stations nearby. The location also offers strong road links via the A9, A96, and A82.

Inverness serves as the administrative capital of the Highlands, with a resident population of approximately 65,000 and a wider catchment population of around 350,000. The city is a key regional hub and a popular destination for tourists.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 198 sq m (2,131 sq ft) of accommodation.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £23,000 effective 1st April 2023.

RENTAL TERMS

The subjects are available to let on a Fully Repairing and Insuring (FRI) basis on flexible terms from £37,500 per annum.

UTILITIES

The property has connections of mains water, electricity, gas and drainage. Heating is provided by gas central heating with the accommodation also being served by a number of air conditioning units.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'B'.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

AML REQUIREMENTS

To satisfy our money laundering requirements, once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING AND FURTHER INFORMATION

By appointment through the letting agents, Allied Surveyors Scotland.

Calum Dunbar BSc (Hons) MRICS

T: 01463 239494

E: Calum.Dunbar@alliedsurveyorsscotland.com

Andy Gray MA (Hons) MRICS

T: 01463 239494

E: Andy.Gray@alliedsurveyorsscotland.com



Lyle House
Fairways Business Park
Inverness
IV2 6AA

01463 239494

www.alliedsurveyorsscotland.com

  @Allied_Scotland

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