

TO LET

16 High Street

Inverness

IV3 8RB

Retail Premises—Potential Class 3 Consent

(Subject to Planning)



LOCATION

With a resident population in the region of 65,000, Inverness is the commercial and administrative hub for the Highlands of Scotland and is one of the fastest growing cities in the UK. This vibrant city also has a wider catchment population in the order of 350,000.

The property occupies a prominent position on the high street next to McDonald's and Superdrug. Other nearby retailers include WH Smith, Boots Opticians, and Poundland.

DESCRIPTION

The subjects are arranged over ground, first and second floors and comprise the following approximate areas:

Ground:	262.82 sq m	(2,829 sq ft)
First:	208.57 sq m	(2,245 sq ft)
Second:	71.07 sq m	(765 sq ft)
Total:	542.46 sq m	(5,839 sq ft)

TENURE

The property is available on a new FRI lease for a term to be agreed.

0141 226 1662

www.ewanmackay.com

234 West George Street, Glasgow G2 4QF

**GRAHAM
SIBBALD**

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RENTAL

Available upon application.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2020/2021 as follows:

Rateable Value: £82,000
Rates Payable: £41,902

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

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