



**ALLIED
SCOTLAND**
Chartered Surveyors

alliedsurveyorsscotland.com

Tel 01463 239494

TO LET

**Retail Unit
36 Church Street
Inverness**



- Prominent & Affordable location in city centre
- High level of footfall from busy street
- Suitable for a variety of retail / office use
- £10,000 per annum

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

DESCRIPTION

The subjects comprise a ground floor shop forming the ground floor of a three storey building of traditional stone construction under a slated roof. The accommodation comprises sales area with separate office space and WC/Staff facilities.

LOCATION

Inverness is the administrative centre of the Highlands with a population of around 60,000 and is a popular tourist destination.

The property is located on Church Street within the city centre which is home to a range of occupiers both retail and office with a particularly high concentration of property related businesses.

ACCOMMODATION

The subjects have been measured on a Net Internal Area basis (NIA) in accordance with the RICS Code of Measuring Practice (6th Edition) to give 270 sq ft (25 sq m) of accommodation

SERVICES

Mains electricity, water and drainage are installed. Lighting by fluorescent fittings with heating being provided by wall mounted electric heaters.

RATES

The shop is entered in the Valuation Roll at a Rateable Value of £7,250.

LEASE TERMS

The subjects are offered on a new lease on flexible terms at a rental of £10,000 per annum.

FURTHER INFORMATION/VIEWING

Andy Gray/ Cydney Risko

Lyle House

Fairways Business Park

INVERNESS

IV2 6AA

T: 01463 239 494

F: 01463 711 061

W: www.asandj.co.uk

Email: andy.gray@alliedsurveyorsscotland.com

Email: cydney.risko@alliedsurveyorsscotland.com