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Chartered Surveyors

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TO LET
OFFICE PREMISES
FAIRWAYS RETAIL
SIR WALTER SCOTT DRIVE
INVERNESS



- Office premises close to Fairways Business Park
- Suitable for a variety of office/retail uses
- £12,500 per annum
- Flexible lease terms available

DESCRIPTION

The subjects comprise a ground floor office unit of modern rendered block construction beneath a pitched roof clad in tiles. Internally the space is suitable for a wide variety of office and retail occupiers looking for affordable space in a popular business and leisure location within Inverness.

LOCATION

The subjects are located adjacent to Loch Ness Golf Course and Fairways Business Park close to the centre of the city of Inverness. Surrounding occupiers include Fairways Restaurant, Harry Gows and Inverness Kart Centre.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis to give the following accommodation:

Ground Floor

Office premises **441 sq ft (40.97 sq m)**

SERVICES

The property is connected to mains water, drainage and electricity.

RATES

The shop is entered in the Valuation Roll at a Rateable Value of **£11,000**.

The property may be eligible for the Small Business Bonus Scheme offering up to 100% rates relief for eligible properties.

LEASE TERMS

A new lease is offered on Full Repairing and Insuring Terms at a rental of **£12,500** per annum. Entry to be mutually agreed.

FURTHER INFORMATION/VIEWING

Andy Gray / Cydney Risko

Lyle House

Fairways Business Park

INVERNESS

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