



### Retail Opportunity External & Internal Frontages

Rent: **£50,000 pa**

Ground Floor: **1,655 sq ft**

#### Location

Inverness has a large and loyal catchment population of circa 153,000 persons, within a wider catchment of 304,000 persons. The unit is located at the entrance to the Eastgate Centre from the High Street and sits immediately adjacent to **Marks & Spencer** and **Boots**.

#### Accommodation

The unit extends to the following approximate net internal floor area:  
Ground Floor: **1,655 sq ft / 153.7 sqm**

#### Rent

Offers over **£50,000 pa**

#### Lease

The subjects are available on a new FRI lease.

#### Rates

Rateable Value: **£44,500**  
UBR (2023/24): **£0.498**  
Rates Payable: **£22,161 pa**

#### Service Charge

The budget service charge for the current financial year is **£14,116**.

#### EPC

This property has an EPC rating of G.

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with **ORINSEN**  
 or our joint agents Savills

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