



## Retail Opportunity

**Rent: On Application**

**Ground Floor: 8,430 sq ft**

### Location

Inverness has a large and loyal catchment population of circa 753,000 persons, within a wider catchment of 304,000 persons. The unit is located on the upper mall of the centre which is regarded as the 100% prime section, being anchored by Marks & Spencer. Nearby occupiers include **H&M**, **Schuh**, **White Stuff**, **EE** and **Claire's Accessories**.

### Accommodation

The unit extends to the following approximate net internal area:  
Ground Floor: **8,430 sq ft / 783.45 sqm**

### Rent

On Application

### Lease

The unit is available on a new FRI lease.

### Rates

Rateable Value: **£102,000**  
UBR (2023/24): **£0.524**  
Rates Payable: **£53,448 pa**

### Service Charge

This unit has a service charge figure of **£64,313** for the current financial year.

### EPC

Full report available on request.

### 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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Published April 2023

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