

TO LET

Inverness Eastgate Shopping Centre

Unit 62



Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3 visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

Footfall of over 8 million people per year

Stormfront

HOTEL
Chocolat.

Superdry.

LAKELAND

FATFACE
UNITED KINGDOM

Joules

White STUFF

PANDORA
UNFORGETTABLE MOMENTS

YOUR M&S



Location /Accommodation

The unit sits on the upper mall of the centre which is regarded as the 100% prime section, being anchored by **Marks & Spencer**. Other occupiers located in the vicinity include **H&M, Topshop / Topman, Debenhams, EE** and **Claire's Accessories**.

The unit extends to the following approximate floor area (NIA):

Ground Floor: 2,007 sq ft

Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£67,000**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 51.6p, this rateable value will result in an estimated rates liability in financial year 2019/20 of **£34,572**.

Term

The unit is available on a new effectively FRI lease.

Rent

£65,000 per annum.

Service Charge

Approx £19,465 per annum.

VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC

Full report available on request.

Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Further Information

For further information on letting opportunities please contact the agents as follows:

Stuart Moncur
stuart.moncur@savills.com
0131 247 3706

Andy Bain
abain@orinsen.com
0131 347 1117

Isla Monteith
isla.monteith@savills.com
0131 247 3746

Tom Forster
tforster@orinsen.com
0131 347 1115

savills.co.uk/retail



0131 247 3800



The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. February 2020