

TO LET

Inverness Eastgate Shopping Centre

Unit 75

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

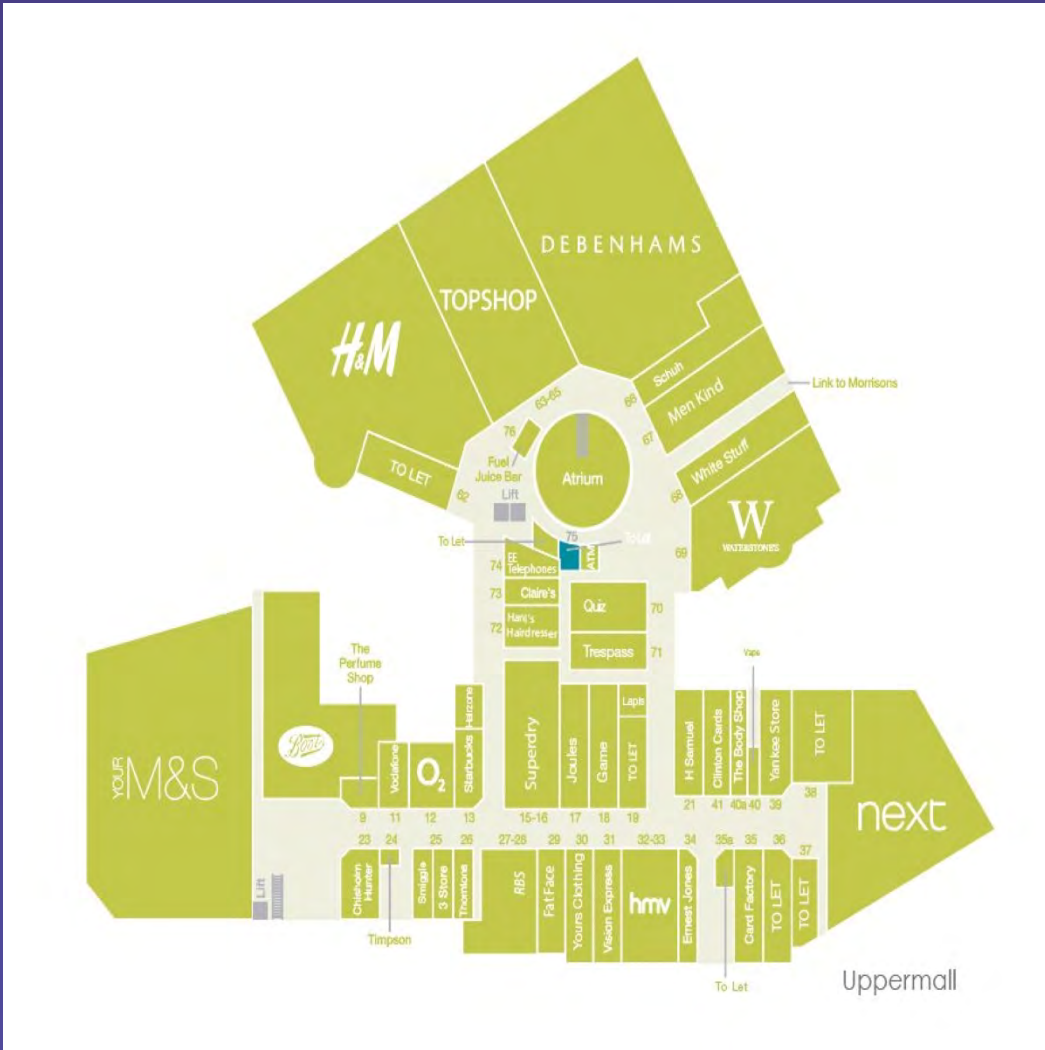
FATFACE
UNITED KINGDOM

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: 464 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 **£24,750**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 49p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£12,128**.

Term

The unit is available on a new short term basis.

Rent

£250 per week, which will include rent , service charge and landlords insurance.

EPC

Full report available on request.

Service Charge

This unit has a service charge of £4,484 for the current financial year.

Further Information

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

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