



Retail Opportunity

100% Prime

Rent on application

NIA: 1,330 sq ft

Location

Inverness has a large and loyal catchment population of circa 153,000 persons, within a wider attachment of 304,000 persons. The unit is on the upper mall of the centre which is regarded as the 100% prime section, being anchored by Marks & Spencer. Nearby occupiers include **Trespass, Quiz, Rogerson Shoes, Hotel Chocolat, Joules** and **Superdry**.

Accommodation

The unit extends to the following approximate floor area:

Sales Floor: **870 sq ft / 80.82 sqm**
 First Floor: **633 sq ft / 58.80 sqm**
TOTAL: 1503 sq ft / 169.63 sqm

Rent

On application.

Lease

The unit is available on a new FRI terms.

Rates

Rateable Value: **£53,000**
 UBR (2019/20): **£0.516p**
 Rates Payable: **£27,348 pa**

Service Charge

This property has an estimated service charge of **£11,945**.

EPC

This property has an EPC rating of E.

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.

