

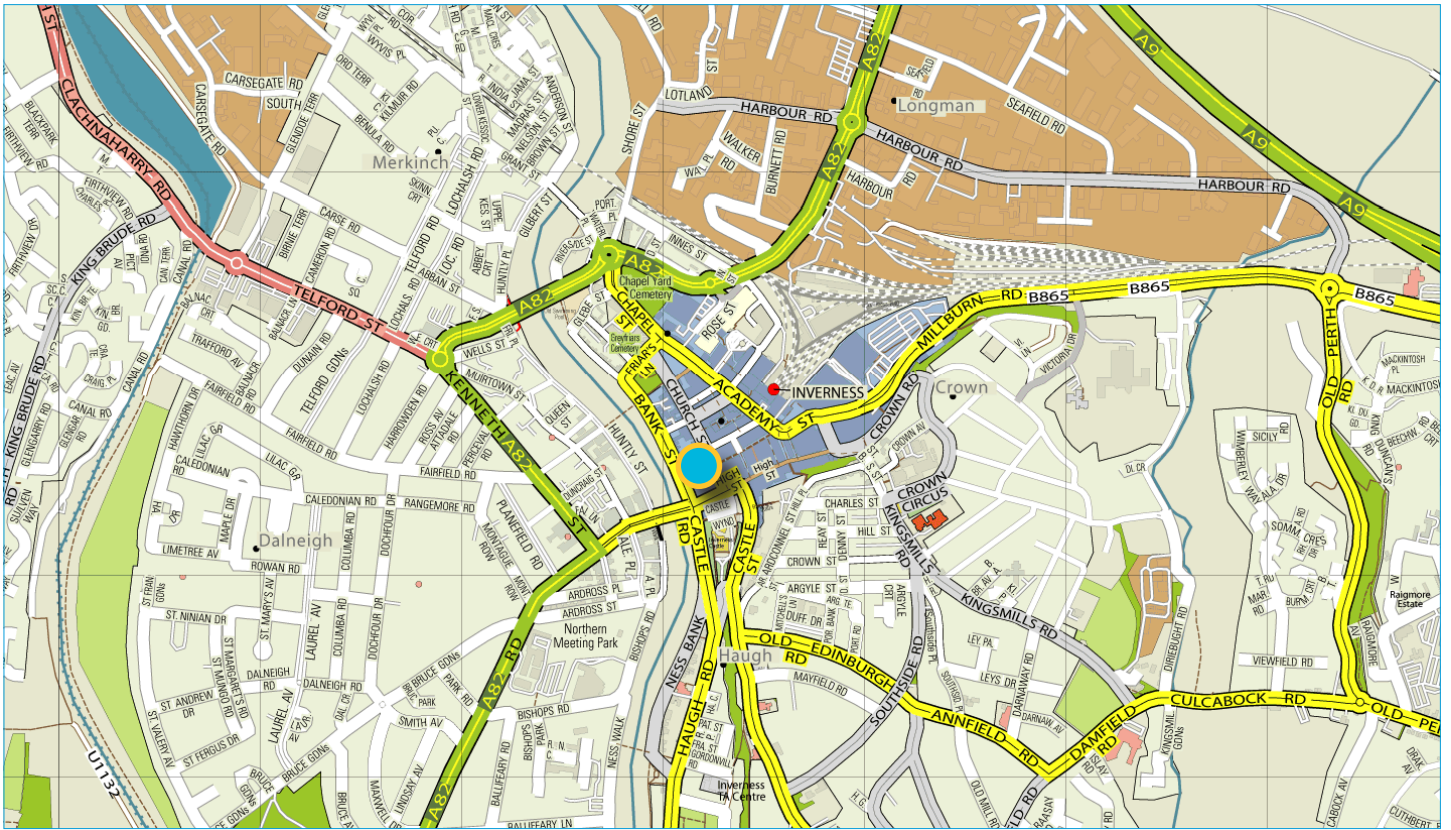
ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# RETAIL UNIT TO LET



**10A CHURCH STREET  
INVERNESS  
IV1 1EA**

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## LOCATION

Inverness is the commercial, administrative and business centre for the Highlands of Scotland. The city has a population of approximately 65,000, with an estimated catchment of circa. 350,000 people.

The subject property occupies a reasonably prominent position within the heart of the city centre located on the east side of Church Street, situated just off the High Street. Neighbouring occupiers include Primark, Barnardo's, Vaporized, McDonald's, Bella Italia, Revolution Bar & The Mercure Hotel.

## DESCRIPTION

The subjects comprise a ground floor & basement retail unit forming part of a modern four storey building with offices on the upper floors. The premises provide the following approximate areas:-

<b>GROUND FLOOR - SALES &amp; ANCILLIARY</b>	<b>92.71 SQM</b>	<b>998 SQFT</b>
<b>BASEMENT - STAFF/STORAGE &amp; WC's</b>	<b>46.45 SQM</b>	<b>500 SQFT</b>
<b>TOTAL</b>	<b>139.16 SQM</b>	<b>1,498 SQFT</b>

## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 4th October 2027, with the tenant having an option to break on 5th October 2022. There is also a rent review on 5th October 2022 if the break option is not exercised.

Our client is looking to either assign or sub-let their leasehold interest.

## RENT

The passing rent is £29,000 per annum exclusive.

Incentives may be available, subject to status.

## RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £18,500 [01/04/17]

## EPC RATING

EPC Rating - E66 [Copy available on request].

## USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

## VAT

All prices, rents etc will be subject to VAT, unless otherwise stated.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)

m: 07801 852225

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## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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