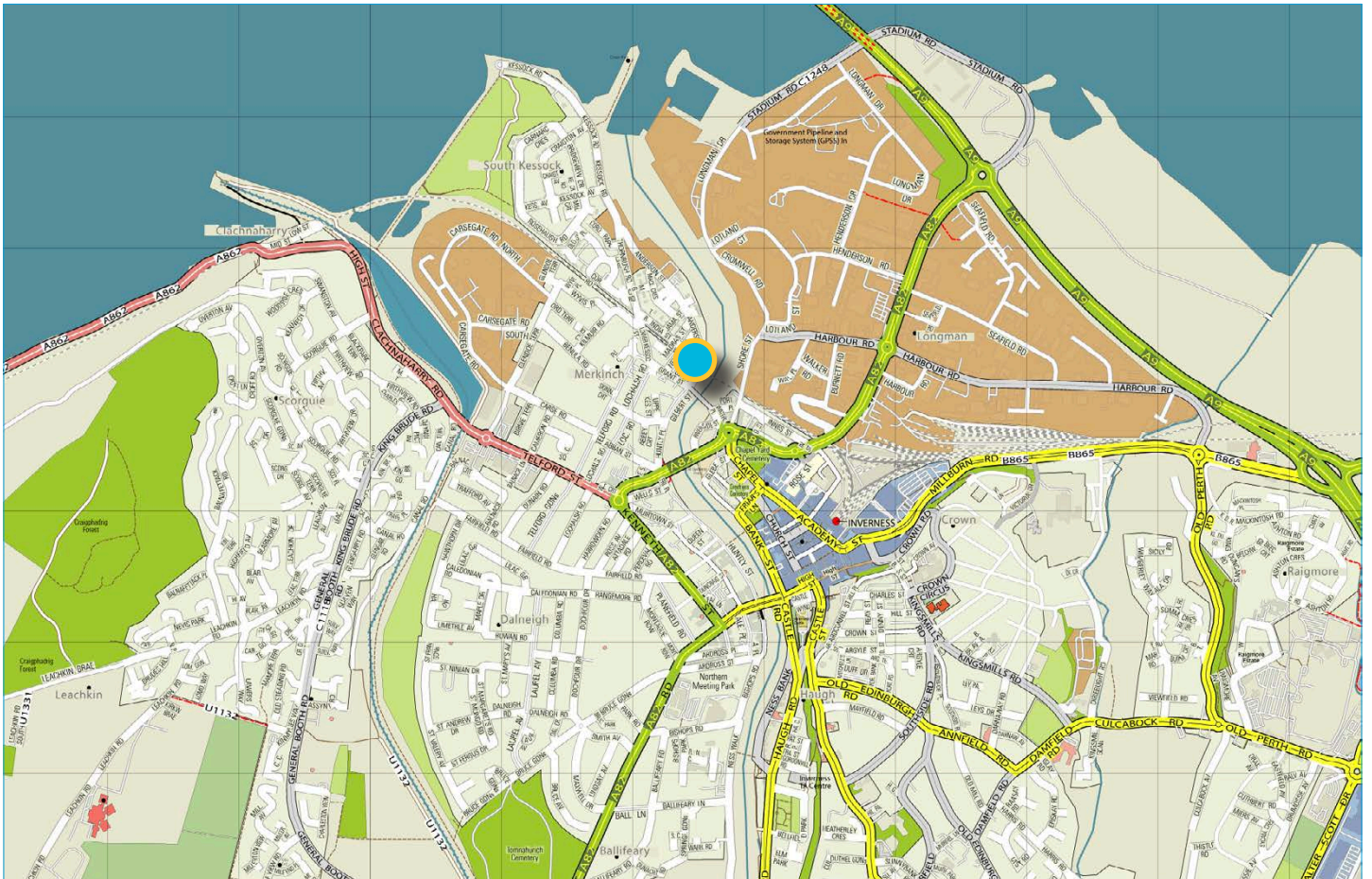


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

## **RETAIL UNIT TO LET**



**24 GRANT STREET  
INVERNESS  
IV3 8BL**



## 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 is located on the north side of Grant Street near it's junction with Gilbert Street in the Merkinch area situated approximately 0.6 mile north of the city centre, immediately west of the Waterloo Bridge which links to the A.82 & A9. The surrounding area is mainly residential as well as a good mix of local/independent retail & commercial occupiers.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a mid terrace ground floor retail unit forming part of a traditional 2 storey & attic building under pitched slated roof. The premises provide the following approximate areas:-

<b>Ground Floor - Sales/Ancillary</b>	<b>120.10 sqm</b>	<b>1,293 sqft</b>
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## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 19th November 2027, with the tenant having an option to break on 19th November 2022. There is also a rent review on this date 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 £12,500 per annum exclusive. [No VAT applicable]

Incentives may be available, subject to status.

## RATES

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

Rateable Value - £9,400 [as at 01/04/2017]

## EPC RATING

EPC Rating – E [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**  
**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.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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