



5, Queensgate Arcade,  
Victorian Market, Inverness,  
IV1 1PQ

- NIA: 47.04 SQ. M / 506 SQ.FT or thereby
- Central Location with high footfall
- Asking Rent: £17,000 per annum.





## LOCATION

The city of Inverness is the main administrative and retail centre for the Highlands & Islands in the North of Scotland and has the benefit of good road, rail and airport links with a growing population.

The unit is located within the Victorian Market which is bordered by Academy Street, Union Street, Church Street and Queensgate. The market houses a variety of independent shops, cafes and services, offering products ranging from gifts and souvenirs to clothing and accessories.

## DESCRIPTION

The unit benefits from a prominent shopfront location with high footfall consisting of an open-plan layout ideal for a variety of retail or service-based businesses. There is also storage and tea prep area to the rear of the unit.

## ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M.	SQ.FT.
Ground	Net Internal Area (NIA)	47.06	506

## SERVICES

We understand that the property is connected to mains supplies for water and electricity with drainage being to the main sewer.

## RATEABLE VALUE

£14,500.

## RENT

£17,000 per annum plus VAT.

## LEASE TERMS

Our client is seeking a minimum term of 3 years.

## ENTRY

As soon as possible. Subject to conclusion of legal missives.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

## EPC

On application.

## VIEWING + OFFICE ADDRESS

### GRAHAM + SIBBALD

4 Ardross Street  
Inverness  
IV3 5NN

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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