

TO LET
CORNER RETAIL UNIT

**GRAHAM
SIBBALD**



**10 Drummond Street,
Inverness,
IV1 1QD**

- New FRI Lease Available
- £15,000pa net of VAT.
- Total Net Internal Area (N.I.A.) 70.81 Sq.m / 762 Sq.ft or thereby
- Incentives Available
- Prominent Unit Close to High Street

LOCATION

The premises occupy a prominent position on Drummond Street within Inverness city centre close to the pedestrianised High Street. They are on the west side of Drummond Street at its junction with Lombard Street which is intersected by Baron Taylor's Street. There is a mix of businesses with the Inverness Bus & Railway Stations a short distance away together with public car parking. It benefits from a return frontage onto Drummond Street and Baron Taylor's Street.

DESCRIPTION

The corner terraced retail unit is over ground and basement levels benefitting from two large display windows which both have roller shutters.

ACCOMMODATION

The accommodation may be summarised as follows:-

NET INTERNAL AREA	SQ.M	SQ.FT
Ground Floor	39.42	424
Basement	31.39	338
Total	70.81	762

The accommodation comprises as follows;

Ground: Sales with rear store / office and stair

Basement: Store 1, Store 2 with Tea Prep, Toilet & Former Store

EPC

On application.

ENTRY

Early Entry is available at a mutually agreeable date.





SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer. Heating is of the electric type. There is an intruder alarm. There is a CCTV system which we understand can be recommissioned.

LEGAL COSTS

The incoming tenant will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

All figures quoted are net of VAT which is applicable.

RENTAL

£15,000pa net of VAT

LEASE TERMS

Our client is seeking a minimum of 3-5 years on standard commercial FRI terms.

RATEABLE VALUE

The rateable value is £11,250.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority."

SERVICE CHARGE

To Be Confirmed.

VIEWING

Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

IV3 5NN

01463 236977

To arrange a viewing please contact:



ANDREW ROSE

Director

andrew.rose@g-s.co.uk

07789 075 209



ANNA MASSIE

Graduate Surveyor

anna.massie@g-s.co.uk

07803 896 938

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.