

TO LET
LARGE RETAIL UNIT

 **GRAHAM
SIBBALD**



**118/122 Academy Street
Inverness
IV1 1LX**

- New FRI Lease Available
- Rent on Application
- Total Net Internal Area (N.I.A.)
196.59 Sq.m / 2,116 Sq.ft or thereby
- Incentives Available
- Prominent Unit

LOCATION

The premises occupy a prominent position on Academy Street adjacent to a busy junction and on the main throughfare for Inverness city centre. There is a mix of businesses with the Inverness Bus & Railway Stations a short distance away together with public car parking.

DESCRIPTION

The end terraced retail unit is of traditional construction having a more modern rear extension. It benefits from a double frontage onto Academy Street.

ACCOMMODATION

The accommodation may be summarised as follows:-

Net Internal Area	Sq.m	Sq.ft
Ground Floor	187.66	2,020
Basement	8.93	96
Total	196.59	2,116

The accommodation comprises of a large open plan area together with ancillary accommodation and kitchen. There is a small basement area used for storage.

EPC

'G'

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.

LEGAL COSTS

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

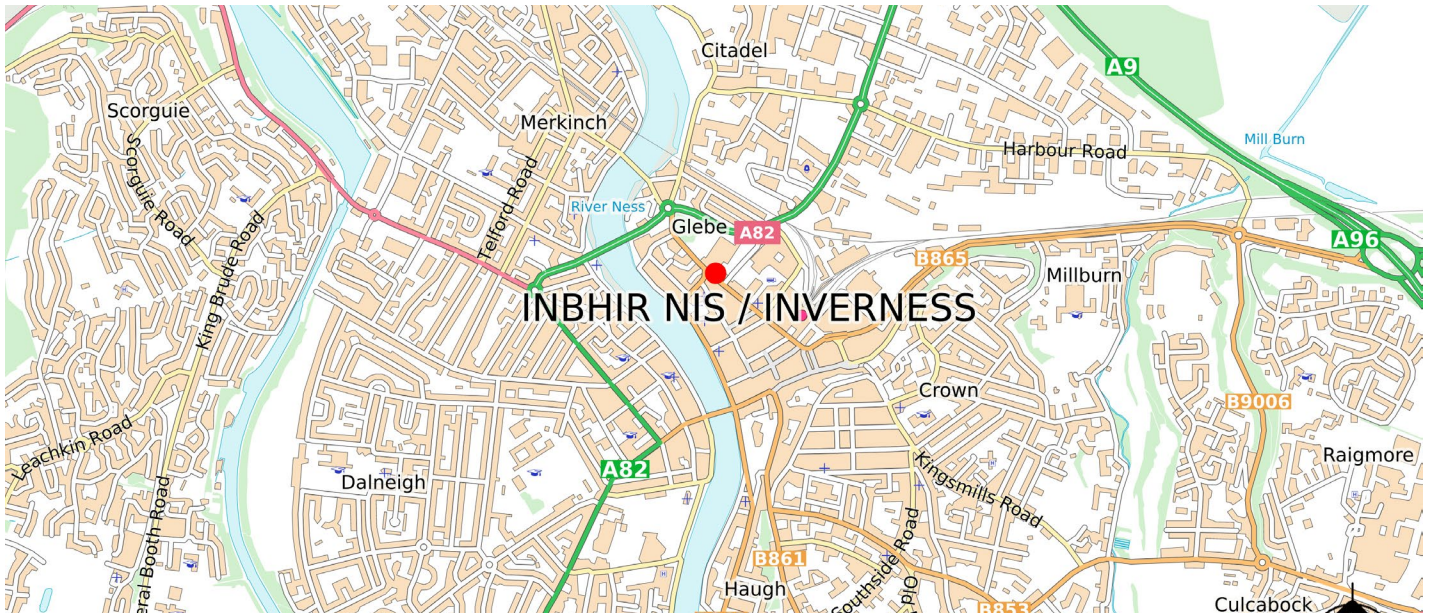
VAT

All figures quoted are net of VAT which is applicable.

RENTAL

Rent on application





LEASE TERMS

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

RATEABLE VALUE

The rateable value is £20,500.

VIEWING

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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.
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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: March 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.