



Retail Opportunity

100% Prime

Rent: On Application

Ground Floor: 1,314 sq ft

Location

Inverness has a large and loyal catchment population of circa 153,000 persons, within a wider catchment of 304,000 persons. The unit is located on the upper mall of the centre which is regarded as the 100% prime section, being anchored by Marks & Spencer. Nearby occupiers include **Next**, **Card Factory**, **Argos**, **The Body Shop** and **H Samuel**.

Accommodation

The unit extends to the following approximate net internal area:
Ground Floor: **1,314 sq ft / 122.07 sqm**

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£36,940**
UBR (2023/24): **£0.498**
Rates Payable: **£18,396 pa**

Service Charge

The budget service charge for the current financial year is **£27,351**.

EPC

EPC report available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with **ORINSEN**
or our joint agents Savills

Andy Bain
T. 0131 374 1117
M. 07770 524 977
E. abain@orinsen.com

Tom Forster
T. 0131 374 1115
M. 07919 920 126
E. tforster@orinsen.com

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