

# TO LET

## Inverness Eastgate Shopping Centre

### Unit 53



### Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3m visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

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### Location /Accommodation

The unit sits on the lower mall of the centre, immediately adjacent to **Select**. Other occupiers located in the vicinity include **Costa, Tui, The Entertainer, Grapetree** and **to be Bonmarche**.

The unit extends to the following approximate floor area (NIA):

Ground Floor: 700 sq ft

### Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£15,900**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of £0.498, this rateable value will result in an estimated rates liability in financial year 2025/26 of **£7,918.20**.

### Term

The unit is available on a new effectively FRI lease.

### Rent

Further details on request.

### Service Charge

Approx **£7,017** per annum.

### VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

### EPC

Full report available on request.

### Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

### Further Information

For further information on letting opportunities please contact the agents as follows:

Isla Monteith  
isla.monteith@savills.com  
07711 594 013

Tom Forster  
tforster@orinsen.com  
0131 374 1115

Stuart Moncur  
stuart.moncur@savills.com  
07887 795 506

Andy Bain  
abain@orinsen.com  
0131 374 1117

savills.co.uk/retail



0131 247 3800

**ORINSEN**

0131 374 1111  
orinsen.com



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