

# UNITS TO LET

Retail units available from 17sqm to 117sqm

For further information please contact 01463 236977



THE  
*Victorian*  
MARKET

The Victorian Market  
A' Mhargaidh Bhictòrianach

Market Hall, Inverness IV1 1AN

## Location

Located in the centre of Inverness, the capital of the Highlands, the historic Victorian Market dates back to the 19<sup>th</sup> century and still retains many of the original architectural detailing. The Market has long been a popular retail location, particularly for small, independent or traditional shops, and offers a unique shopping experience. It has a rich retail history which attracts both our local population and international visitors all year round.

The Victorian Market is situated in a key city centre site surrounded by Academy Street, Union Street, Church Street and Queensgate. It is close to the High Street and the River Ness and surrounded by a wide range of office, retail, leisure and hotels, including the Pentahotel and Travelodge. The Eastgate Shopping Centre is a couple of minutes walk from the Academy Street entrance.

Public transport including the main Inverness bus and railway stations, are 5 and 2 minutes walk from the Academy Street entrance.

Within the Victorian Market, the Market Hall is undergoing a major refurbishment and is ready for occupation, with an opening date to be announced soon.

The refurbishment will open up the Market Hall to highlight the original features and create a lively and open space.

The large central space will be available for modest events and create a vibrant place to eat and socialise.

## Description

The Victorian Market is a Category B Listed building dating from 1869/70. The footfall into the Market is approximately 600,000 per year with the summer months seeing approximately 70,000 per month.

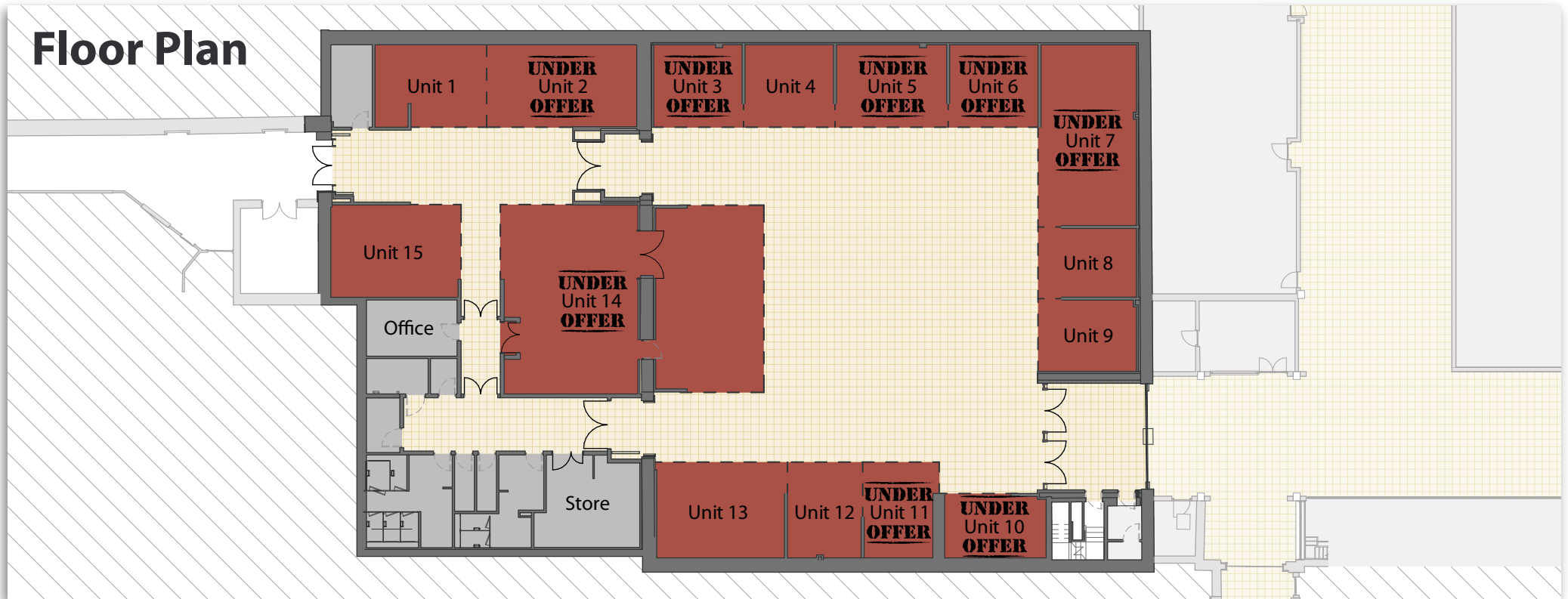
The Market Hall, which is accessed from Church Street, is undergoing an exciting refurbishment which will focus on a Food and Beverage theme with a large eating space in the centre.

In addition to the central space, 15 new units are being created, extending from 17sq.m to 117sq.m and offers a great opportunity for new or existing businesses. The units will be available for Class 1 (Retail) and Class 3 (Food and Drink) Uses and offer a great opportunity for new or existing businesses. The design and layout of the Market Hall are capable of sub-division or being joined together.

## Adjacent

Market Hall is adjacent to Market Arcade and Queensgate Arcade which are both currently fully occupied with a wide variety of well established businesses.





## Use

The units will be available for Class 1 (Shops) or Class 3 (Food and Drink) as per The Town and Country Planning (Use Classes) (Scotland) Order 1997.

## Rates

To be assessed

## EPC Rating

To be assessed

## Viewings and further information

For further information, please contact us:

- Victorian Market Manager – Phone: **07769 613613** Email: [jo.murray@highland.gov.uk](mailto:jo.murray@highland.gov.uk)
- Graham & Sibbald – Phone: **01463 236977**  
Email: [Kenny.McKenzie@g-s.co.uk](mailto:Kenny.McKenzie@g-s.co.uk) or [john.macbean@g-s.co.uk](mailto:john.macbean@g-s.co.uk)

## Service charge

The incoming tenant will be responsible for paying a share of communal running costs associated with the Victorian Market through a service charge. The Service Charge will cover costs such as communal utilities, cleaning, marketing, waste collection and security. A full breakdown of these costs will be provided to interested parties.

# If you are interested in leasing this property

To request an application pack, please contact the Property Letting Enquiry Line on:

Email: [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk) or

Alternatively, if a closing date already has been set, the application pack may be downloaded from:

[www.bit.ly/VM-Application-Pack](http://www.bit.ly/VM-Application-Pack)

All applications must be accompanied by a bank reference, confirming your financial standing and giving an opinion on your ability to meet the financial obligations of the proposed lease; AND for existing businesses, copies of the last three years certified final accounts; OR for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three. As the bidding process is sealed, responsibility for obtaining the bank reference lies with the applicant.

All applications properly received by 12 noon on the closing date will be opened and processed. As we are required to conduct debt checks, consult with local Councillors and our Head of Service, it will not be possible to determine which application is successful on the closing date itself, but we aim to advise applicants within 10 working days of the closing date.

The information contained in these particulars does not form part of any offer or contract. The landlord can give no warranty as to the condition of the property offered for lease or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective tenants are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective tenants only. The accuracy of information is not warranted or guaranteed and prospective tenants should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Infrastructure and Environment, The Highland Council has any authority to make or give any representation or warranty in connection with this property.



# The Victorian Market

## Market Hall

### Unit 1

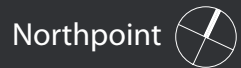
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

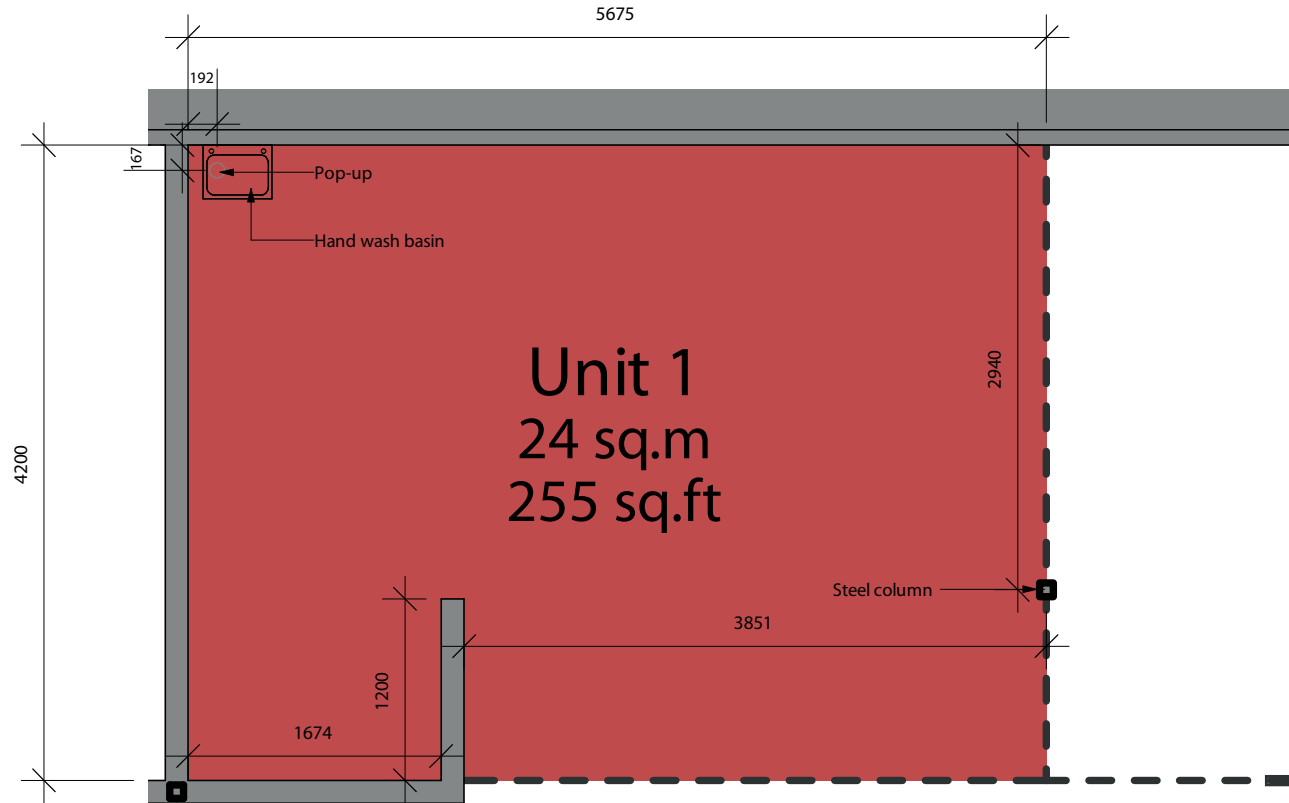
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



Measurements in mm

## The Victorian Market

## Market Hall

## Unit 2


Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

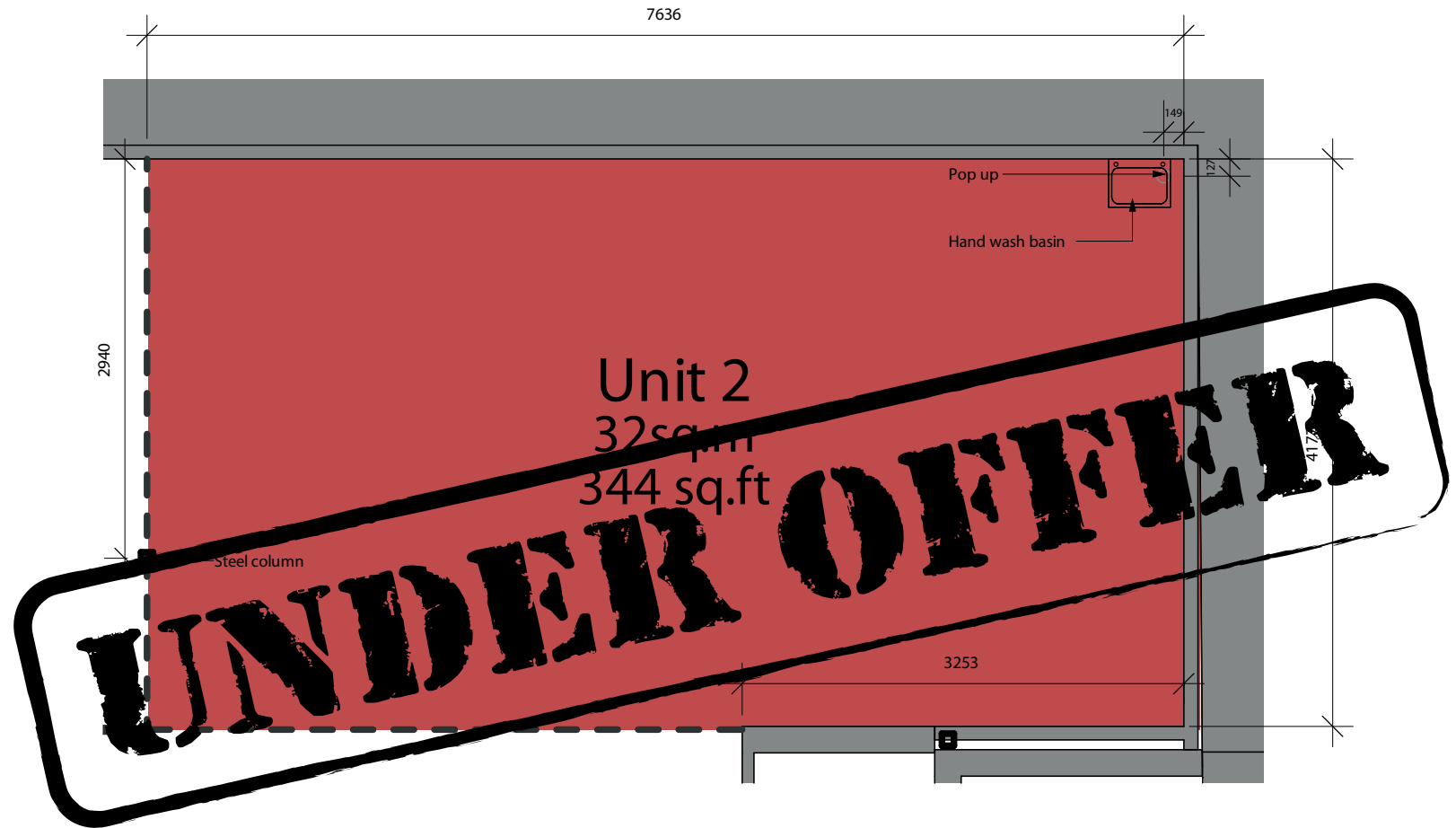
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50

Northpoint 

Date: 7 March 2020



## The Victorian Market

## Market Hall

## Unit 3


Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

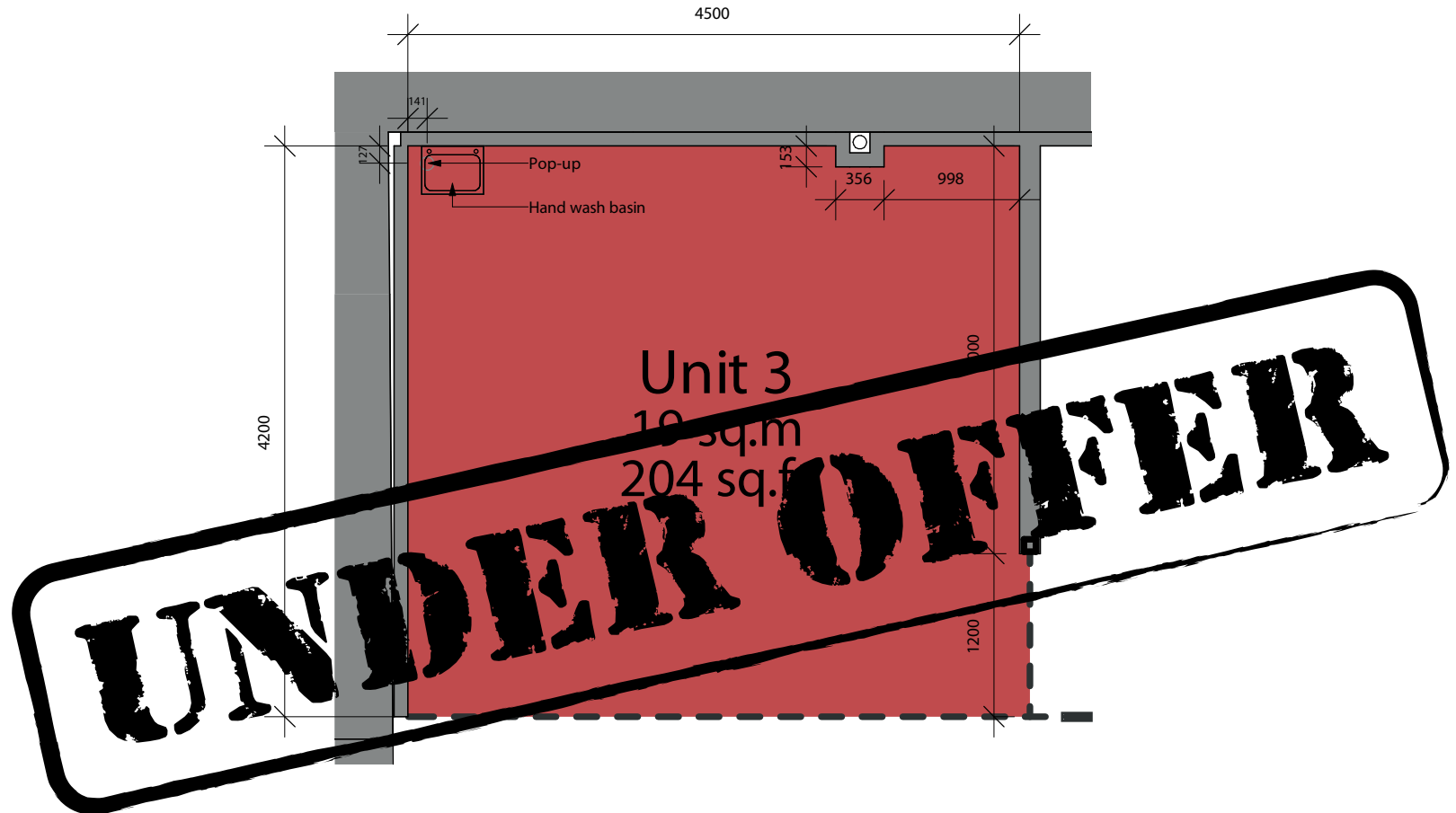
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50

Northpoint 

Date: 7 March 2020



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 4

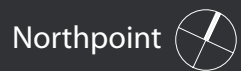
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

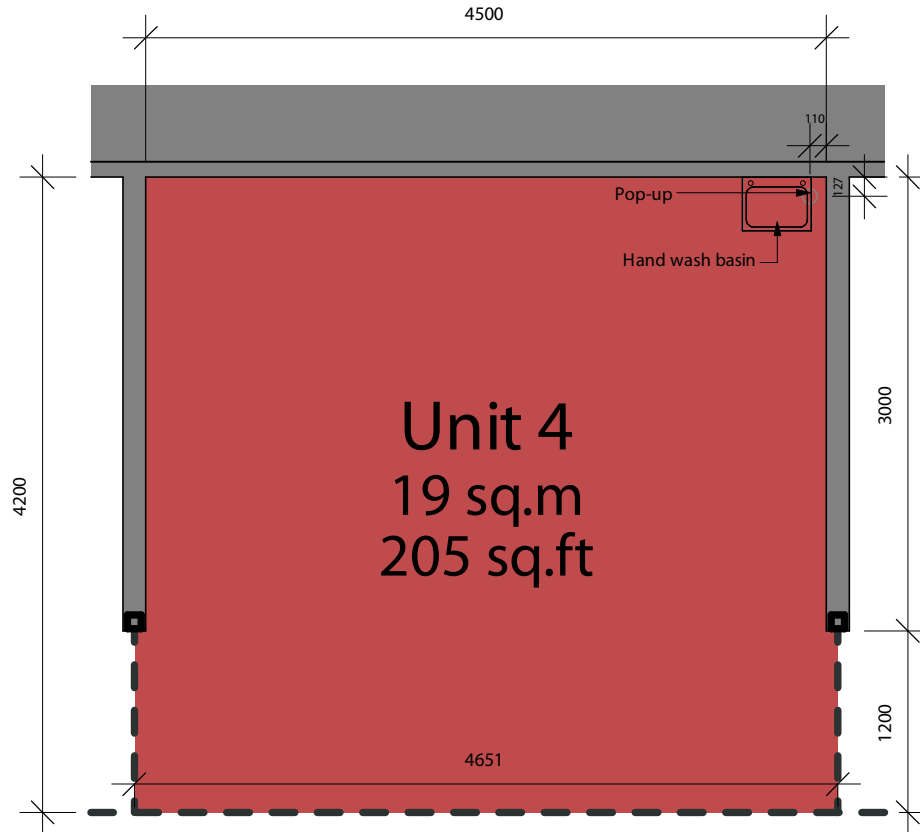
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



# The Victorian Market

## Market Hall

### Unit 5

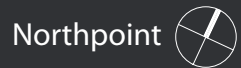
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

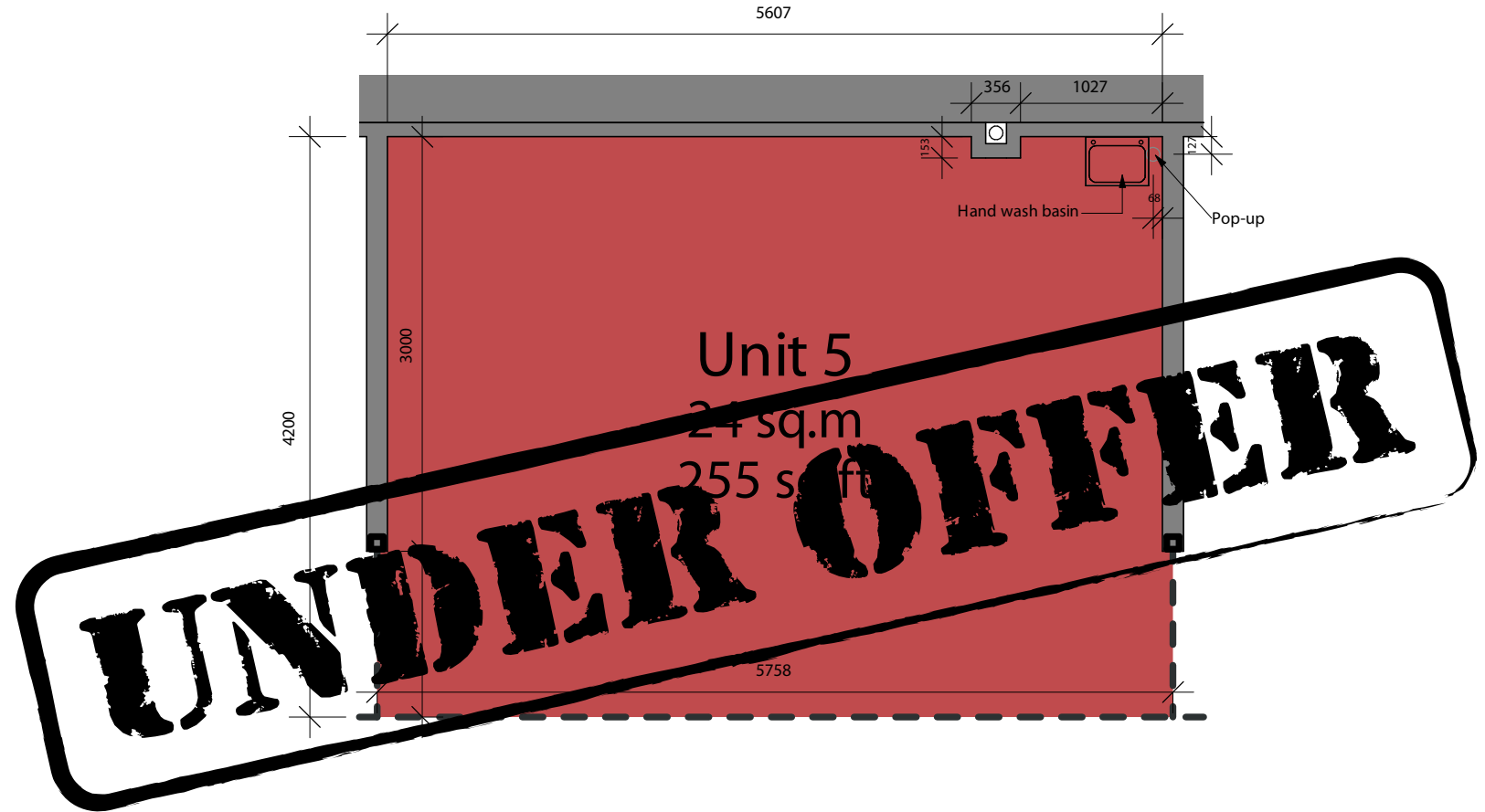
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



Measurements in mm

**The Victorian Market**

**Market Hall**

**Unit 6**

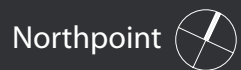
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

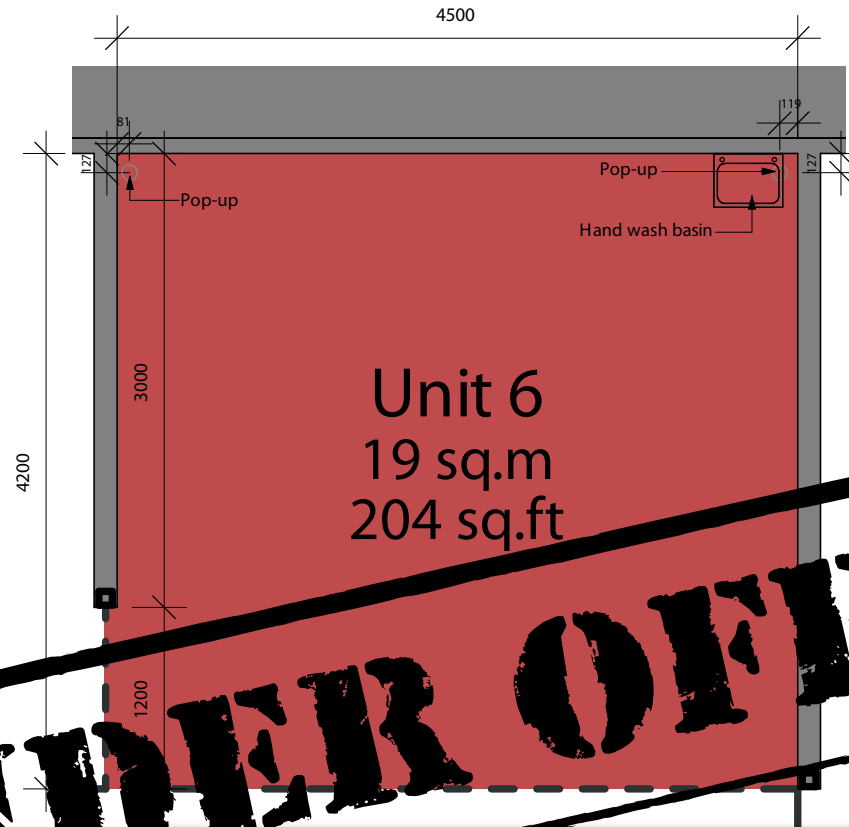
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



**UNDEER OFFER**



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 7

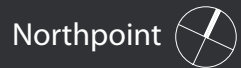
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

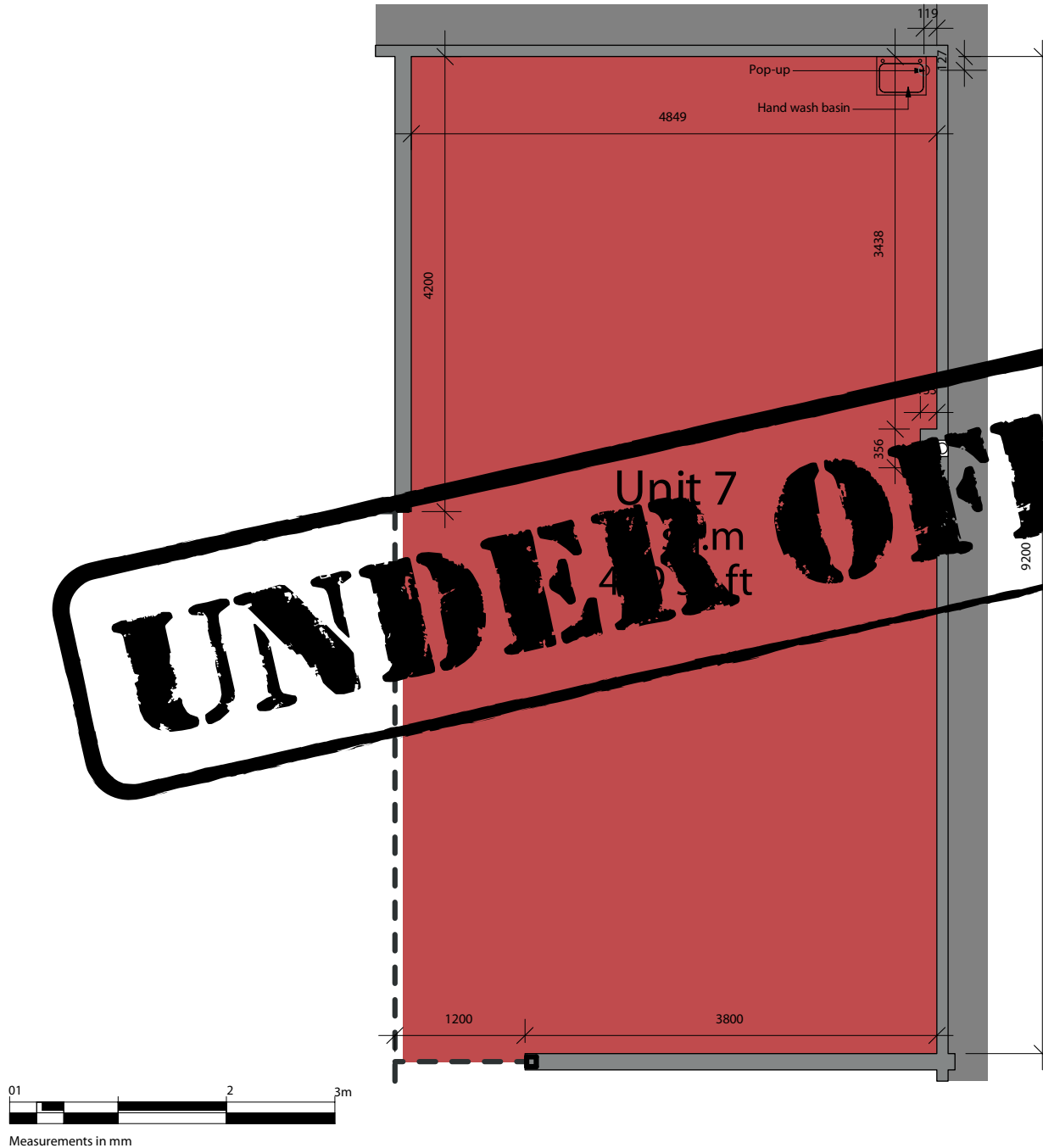
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Not to scale



Date: 7 March 2020



# The Victorian Market

## Market Hall

### Unit 8

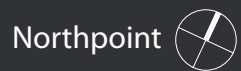
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

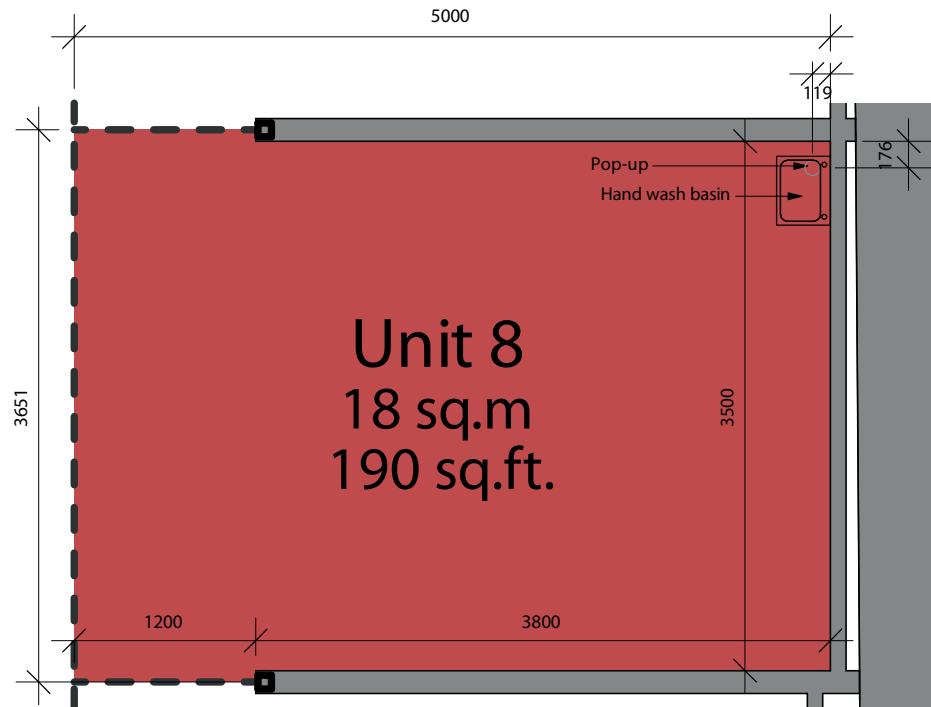
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



# The Victorian Market

## Market Hall

### Unit 9

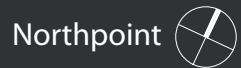
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

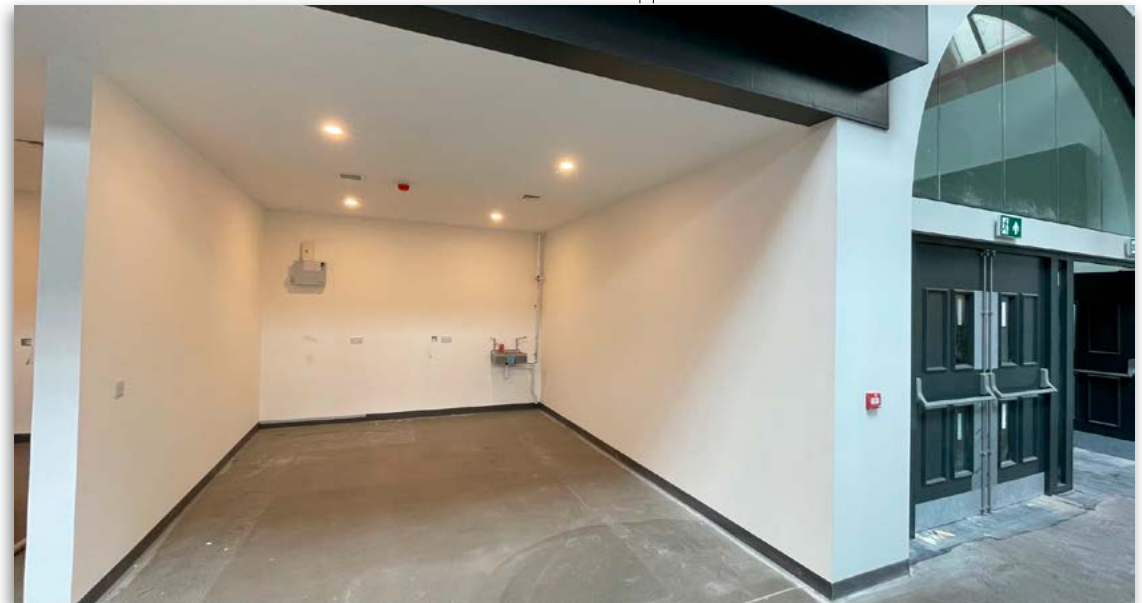
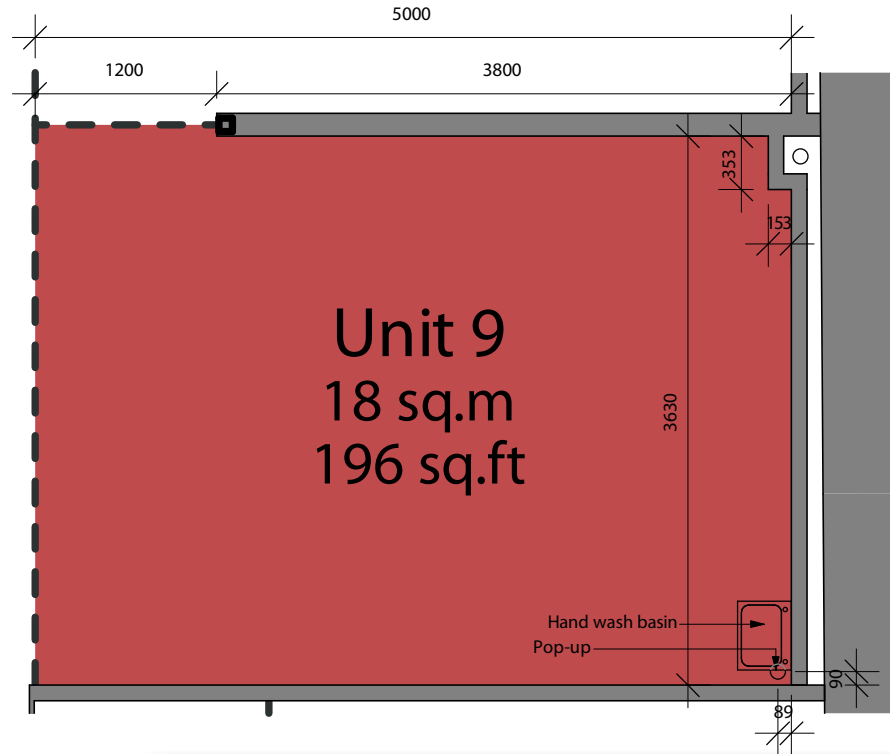
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



## The Victorian Market

## Market Hall

## Unit 10


Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

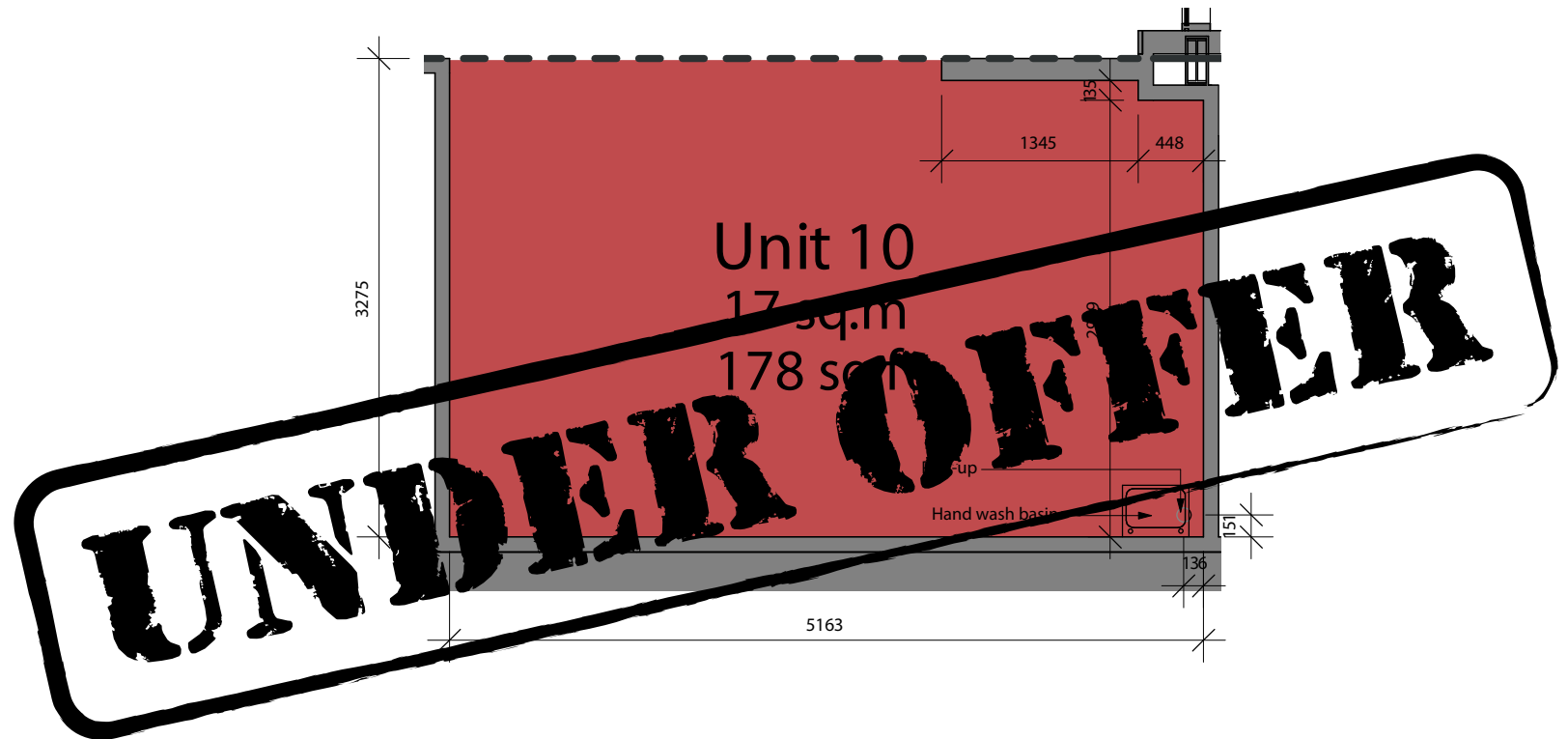
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50

Northpoint 

Date: 7 March 2020



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 11

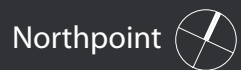
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

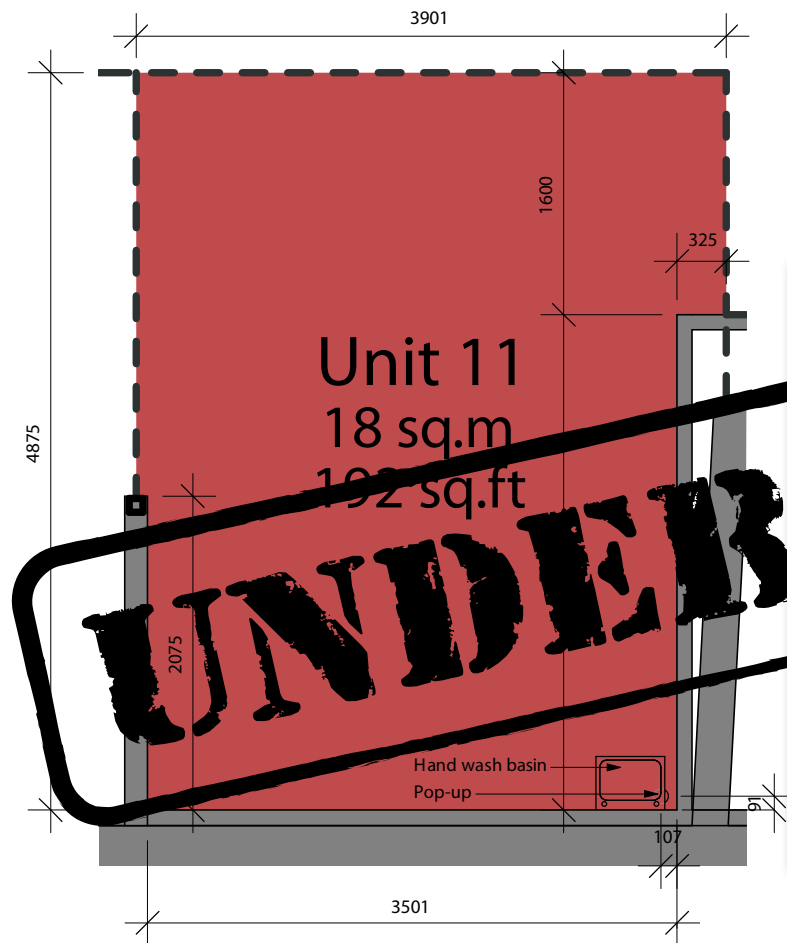
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 12

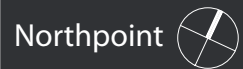
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

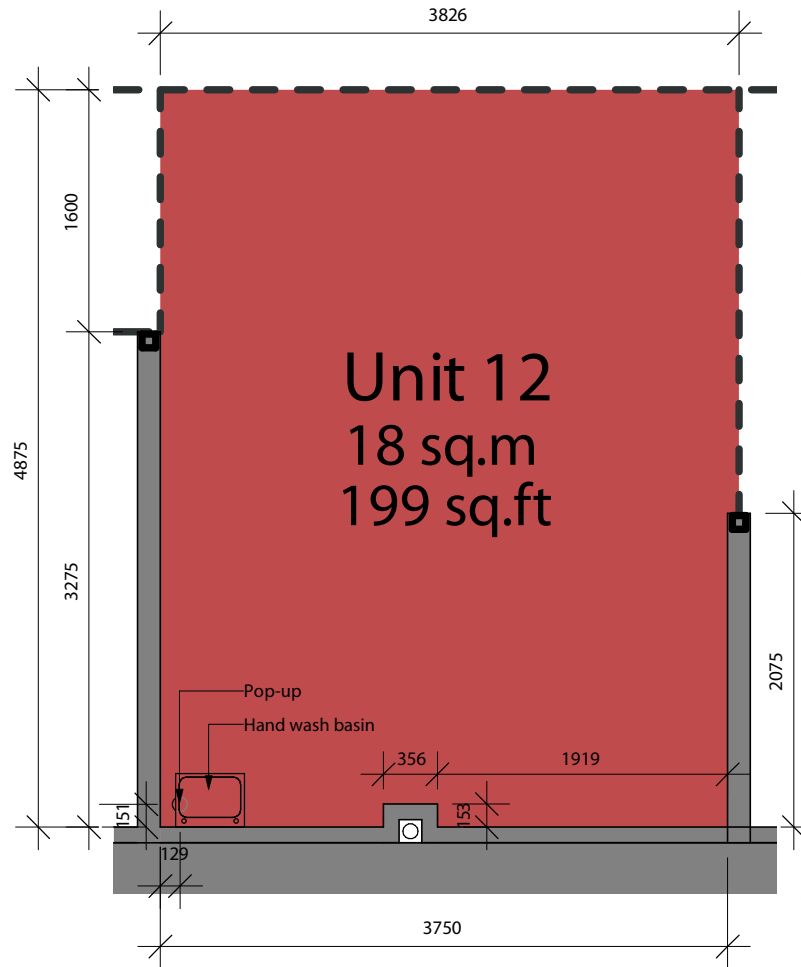
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 13

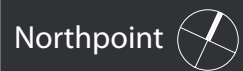
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

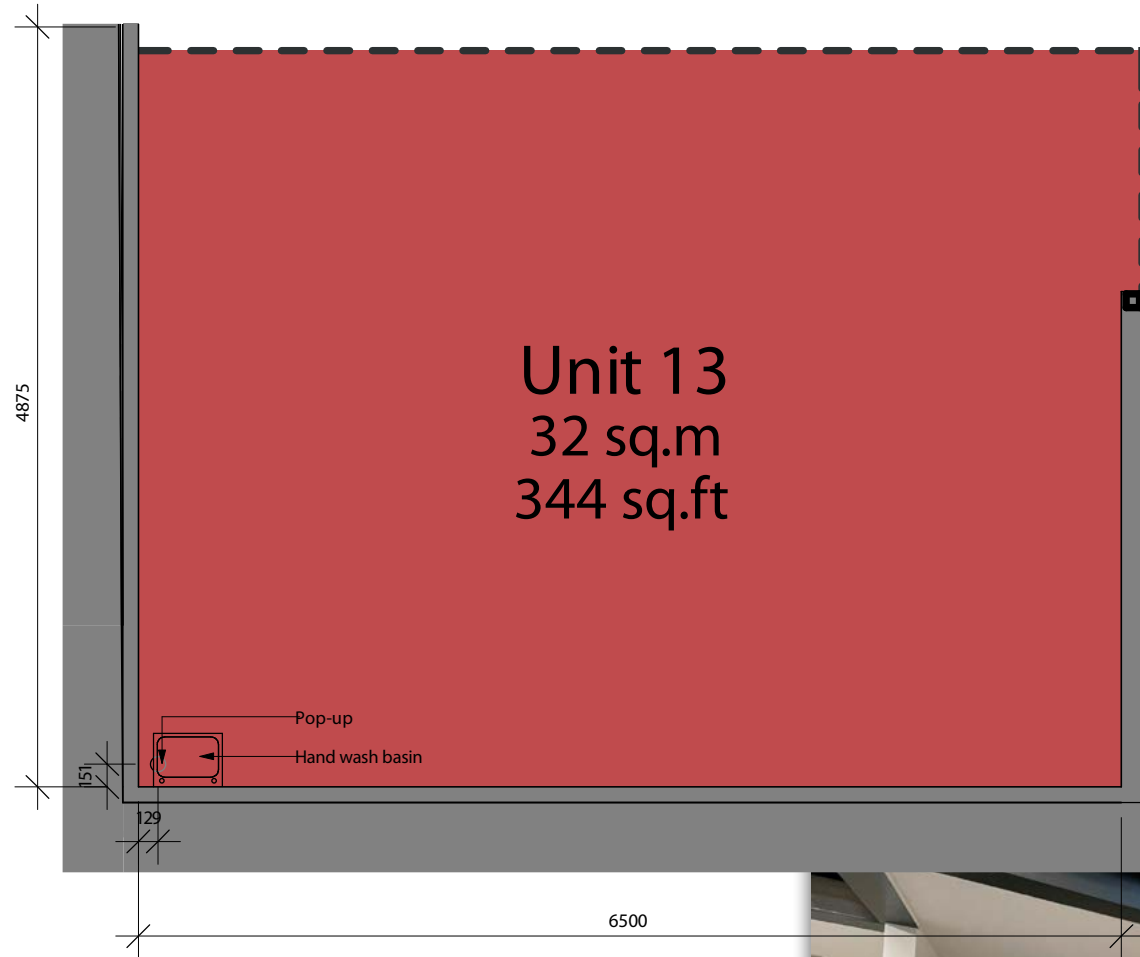
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank  
Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020



Measurements in mm

# The Victorian Market

## Market Hall

### Unit 14

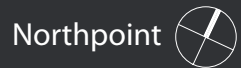
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

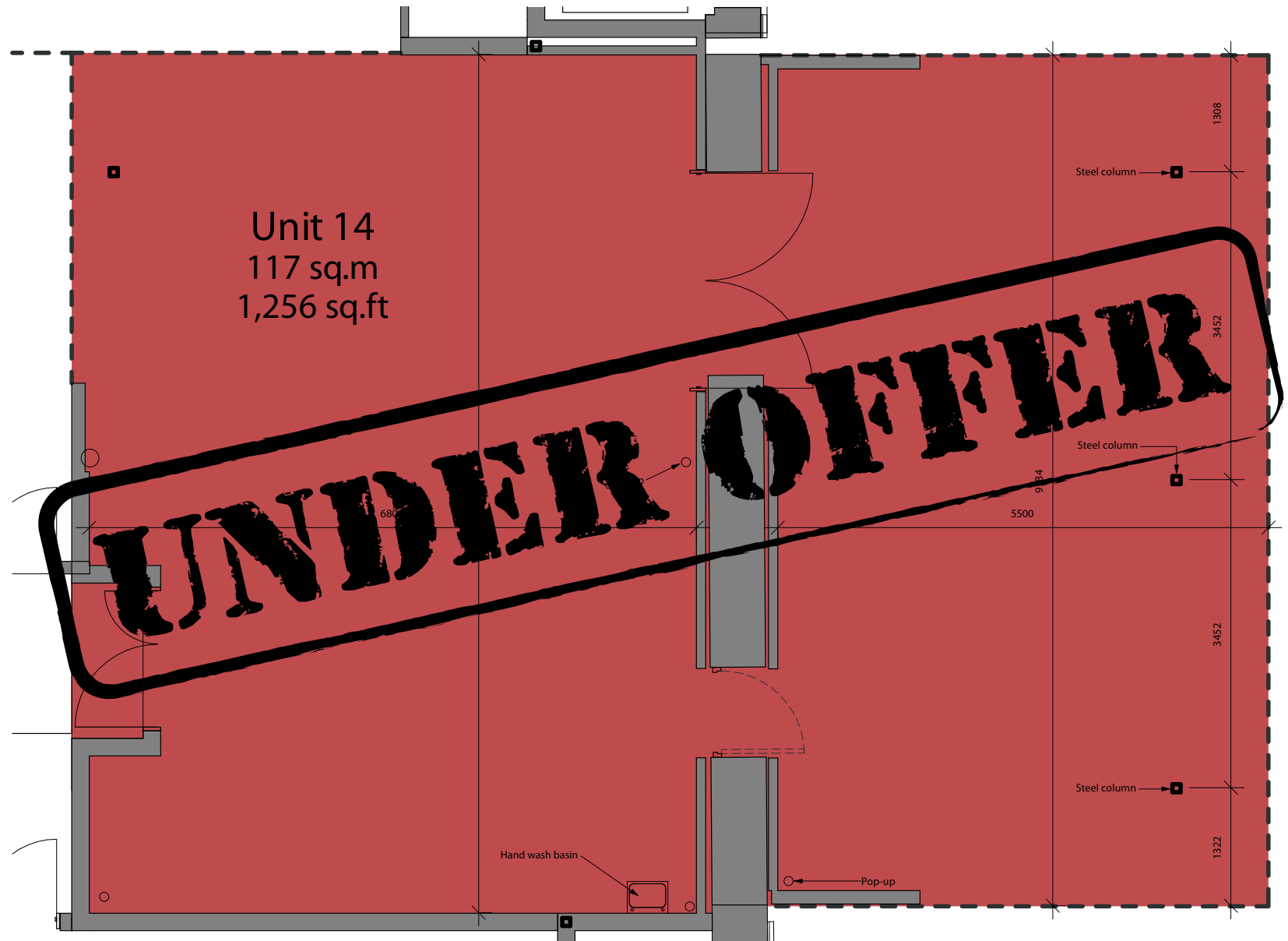
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Not to scale



Date: 7 March 2020



# The Victorian Market

## Market Hall

### Unit 15

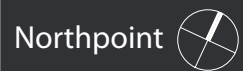
Note: All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

The Highland Council

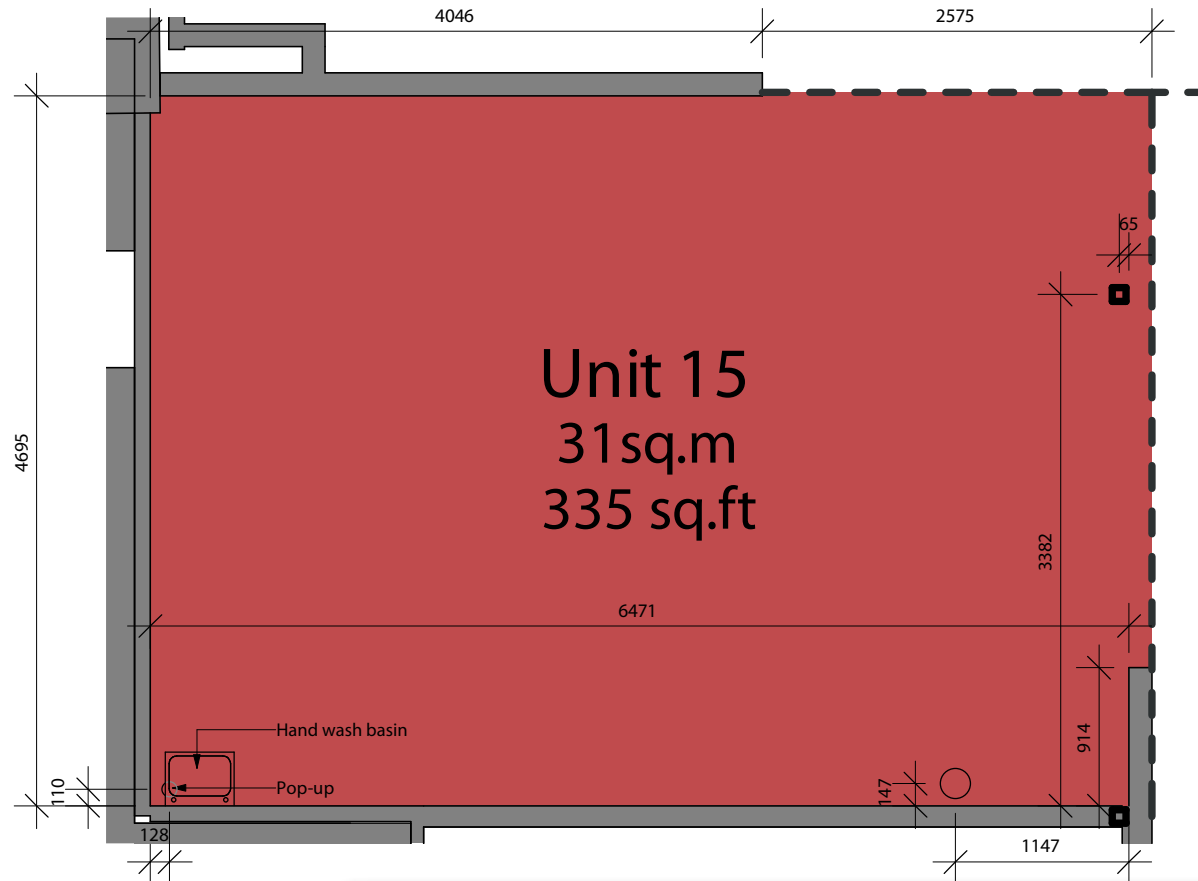
Architect:  
Threesixty Architecture  
Moray House, 16-18 Bank Street, Inverness IV1 1QY

[www.360architecture.com](http://www.360architecture.com)

Scale 1:50



Date: 7 March 2020





THE  
*Victorian*  
MARKET

 **GRAHAM  
SIBBALD**

**01463 236 977**