

TO LET  
RETAIL UNIT

 **GRAHAM  
SIBBALD**



4 Queensgate Arcade, Queensgate,  
Inverness, IV1 1PQ

- New FRI Lease Available
- Total Net Internal Area (N.I.A.) 101.45 Sq.m / 1,092 Sq.ft or thereby (over ground and attic floor)
- Incentives Available
- Rent on Application

## LOCATION

The premises occupy a good position within the Queensgate Arcade accessed off the various market entrances at Queensgate, Academy Street and Union Street within Inverness city centre. There is a mix of businesses within the Victorian Market which is close to the Inverness Bus & Railway Stations together with public car parking. The Victorian Market is now a busy and vibrant area with many visitors due to a redevelopment / new food hall in addition to craft shops etc.

## DESCRIPTION

The mid terraced retail unit is of traditional construction having a more modern shop front. It part of the Victorian Market.

## ACCOMMODATION

The accommodation may be summarised as follows:-

Net Internal Area	Sq.m	Sq.ft
Ground Floor	59.76	643
Attic	41.69	449
<b>Total</b>	<b>101.45</b>	<b>1,092</b>

The accommodation comprises of a ground floor retail unit and store with the attic floor providing for further storage, office, tea prep and toilet.

## EPC

TBC

## ENTRY

By mutual agreement.

## SERVICES

The property benefits from mains water and electricity with drainage being to the main sewer.

## 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 £16,500

## VIEWING

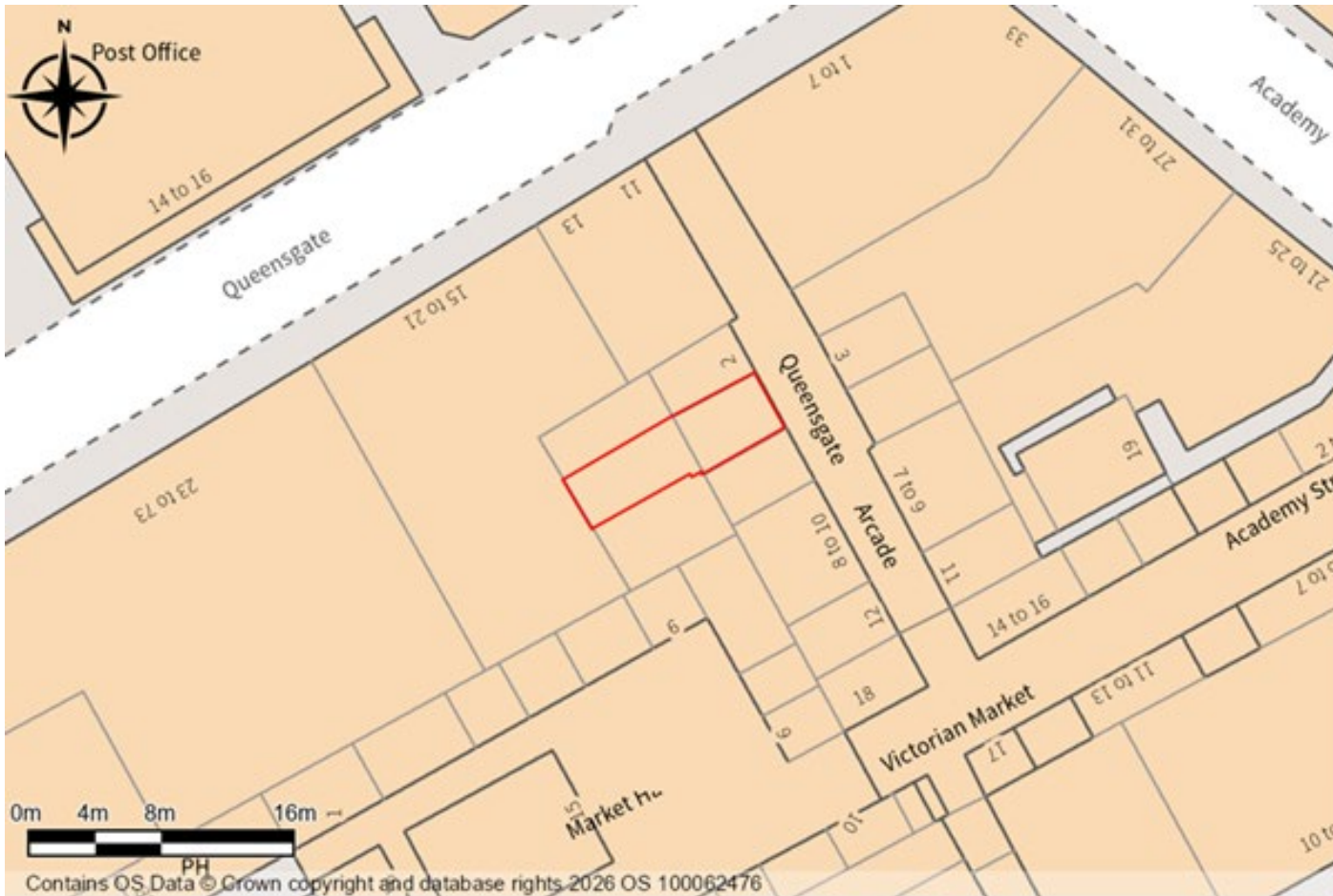
Graham & Sibbald Property Consultants Ltd

4 Ardross Street

Inverness

IV3 5NN

01463236977



#### 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.

To arrange a viewing please contact:



**ANDREW J ROSE MRICS**

**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.
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