

# FOR SALE RETAIL UNIT

17-19 HIGH STREET • INVERNESS • IV1 1HY

# DM HALL

CHARTERED SURVEYORS

Inverness  
Old Town  
Victorian Market, Boutiques,  
Cafes & Bars,  
Sweets & Treats,  
Shops  
and lots more!

BID

## HIGHLIGHTS

- PROMINENT HIGH STREET LOCATION
- 277.73 SQ M (2,990 SQ FT)
- OFFERS OVER £400,000



# INVERNESS

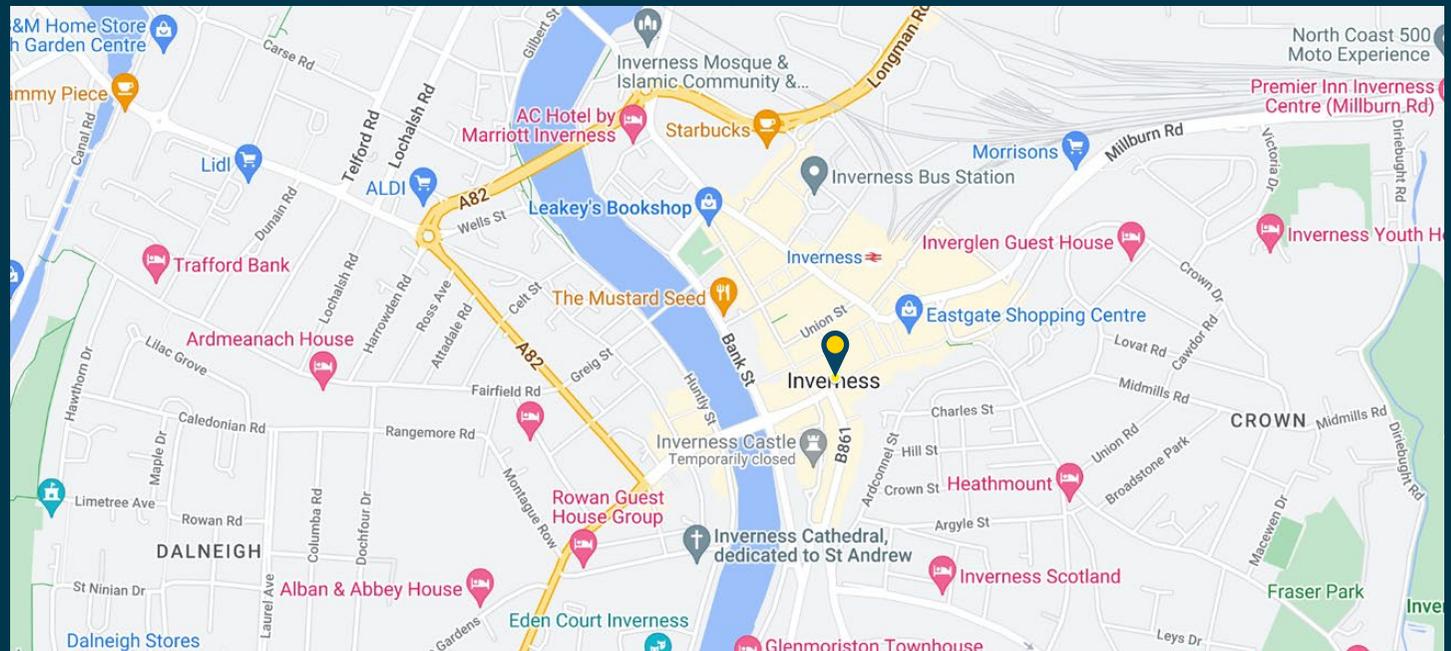
Inverness, known as the “Capital of the Highlands” is the commercial and administrative centre for the Scottish Highlands and Islands and is situated approximately 156 miles north of Edinburgh, 168 miles north of Glasgow and 105 miles to the west of Aberdeen.

The city is one of the fastest growing in the UK with a population of approximately 65,000 and the largest catchment area in the UK of 10,000 square miles, which includes a catchment population of approximately 350,000. The city is a popular tourist destination, particularly during the summer months, and is regarded as the gateway to the Highlands, being the starting point for the famous North Coast 500 route.

The city benefits from excellent transport links with the rest of Scotland, the UK and Europe. The A9 trunk road links Inverness with Perth, Edinburgh and Glasgow whilst Inverness Rail Station provides frequent rail services to all major UK regional cities. Inverness Airport, located just 9 miles outside of the city, provides regular flights to the principal UK cities, with additional flights to Amsterdam.

# LOCATION

The property is located on the north side of the pedestrianised section of High Street within the city centre, occupying a prominent position in close proximity to Castle Street and Bridge Street. The area, in combination with the East Gate Shopping Centre, located at the opposite end of High Street, comprises the main retail core within the city. The surrounding occupiers include a range of national occupiers, including Macdonalds, Poundland, Superdrug, Slaters, Specsavers and Lush.





## DESCRIPTION

The property comprises a traditional, three storey building of pointed stone construction, whilst the roof over is largely timber framed, pitched and clad with slate. The property benefits from a prominent frontage comprising a recessed central entrance door with large display windows.

Internally, the property is currently fit out to provide retail accommodation over the ground floor with the upper floors used for storage purposes.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and Net Internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	123.74 sqm	(1,132 sq ft)
First Floor	126.01 sqm	(1,346 sq ft)
Second Floor	35.79 sqm	(385 sq ft)
Total	277.73 sq m	(2,990 sq ft)

## TENANCY

The property is currently let on Full Repairing and Insuring terms to West Highland Solutions Ltd, trading as House of Aran, for a period of 5 years from 23rd of May 2018, which has since continued on tacit relocation, at a rent of £55,000 per annum.

## PRICE

We are seeking offers over £400,000 for our client's heritable interest in the property, reflecting a Net Initial Yield of 13.23%, after the deduction of standard purchasers' costs and LBTT.

## SERVICES

The property is supplied by mains supplies of electricity and water, with drainage assumed to be to the main public sewer.

Background space heating is provided to the ground floor via a number of ceiling mounted comfort cooling cassettes. There is no fixed form of heating to the upper floors.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of: £48,000

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

## EPC

The property has an EPC rating of G[115].

Full documentation is available upon request.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

**DM HALL**  
CHARTERED SURVEYORS

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

### DM Hall LLP

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#### IMPORTANT NOTE

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