

**13 Bridge Street,
Inverness IV1 1HG**

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**City Centre Retail Shop
NIA: 92 m² / 990 ft² or thereby**

Offers Over £28,000 Per Annum Invited

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www.highland.gov.uk/propertyletting**

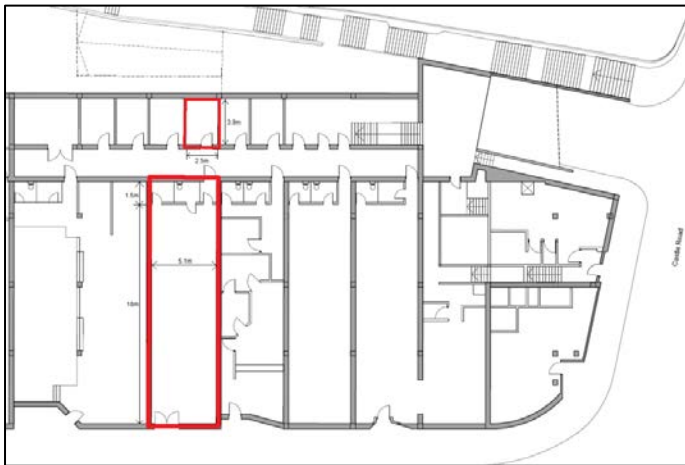
Description:

The subject comprises a former hairdresser unit facing Bridge Street and forming part of the Bridge Street development. The main sales area is situated at the front, while the toilet and storage are to the rear with access via the service corridor. The property benefits from a high footfall due to the proximity of the High Street and popular tourist sites.

The subject extends to approximately 92 m² / 990 ft² or thereby measured on Net Internal Area basis.

Location:

The subject is situated in a prominent mixed development consisting of both offices and retail units at the corner of Bridge Street and Castle Road in the city centre of Inverness. The subject is located on the southern side of Bridge Street, which is an extension of the High Street and Inverness' main retailing thoroughfare. The subject is located close to a mix of both national and local retailers including Bella Italia, Zizzi's, Primark and Judith Glue. The property is also within close proximity to both the Inverness Museum and Inverness Castle. Local amenities and public transport links including the main Inverness bus and railway station are within short walking distance.

**Rates:**

The Rateable Value of the Subject is £27,500 in the 2017 Valuation Roll.

Lease Terms:

The property is available for lease as seen on a new full repairing and insuring terms for a period of five years.

Service Charge:

A service charge applies in respect of common costs for the whole development. Details are available upon request.

Costs:

The tenant will be liable for their own and the landlord's legal fees. The tenant will also be liable for any LBTT, Registration Dues and VAT thereon.

Planning:

The existing use of the property is Class 1 (Shops) in terms of Town & Country Planning (use classes) (Scotland) order 1997.



Rental: A rental of over £28,000, exclusive of VAT, per annum is sought.

Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Ricky Cheng on 01463 702228 or e-mail: ricky.cheng@highland.gov.uk.

Date of Entry:

To be agreed by mutual agreement.