

**4 Grant Street  
Inverness IV3 8BL**

**To Let / Airson Màl**



**Ground floor premises within traditional 2-storey  
terrace with its own entrance**

**Retail/office space, 35 sq.m or thereby**

**Offers over £4,500 per annum,  
exclusive of VAT**

**To view all property available for lease, please visit our webpage:  
[www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)**

## Location & Description:

Grant Street has a well-established busy mix of commercial and residential premises, located on the West side of the River Ness. Grant Street is a short distance from Inverness city centre, and served by a regular bus service.

No 4 Grant Street forms part of a traditional stone and slate terraced building, with its own entrance. The property comprises ground floor accommodation offering retail / office space (26.5 sq m or thereby), with a store (5.6 sq m or thereby) and WC.

**Energy Performance Certificate:** Rated F

## Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. Our standard industrial lease allows the tenant to serve notice to quit any time after the first year, with a minimum of three months' notice being required. Rent is reviewed every five years.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on our website in our Tenants' Handbook - "A Guide for Industrial & Commercial Tenants":

[www.highland.gov.uk/info/6/commercial\\_land\\_and\\_property](http://www.highland.gov.uk/info/6/commercial_land_and_property)

You will be responsible for meeting all the fees and costs of preparing and registering the lease. You will be liable for any LBTT, Registration Dues and VAT thereon.

## Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £155.08 per annum. The rent and insurance are both exempt of VAT.

You will be responsible for choosing your utility suppliers (e.g. electricity, water and sewerage) on taking entry to the property and paying all charges during your tenancy.

## Viewings:

If you wish to view the property, please contact us on telephone 01463 785128 or send us an email at: [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

## Planning:

The property is located within a mixed commercial area and your proposed use will require the Council's consent both as landlord of the property and as Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

## Rateable Value & Annual Business Rate:

The property's current Rateable Value is £4,000.

The 2025/26 Annual Business Rate is 49.8p. If you believe you may be exempt of liability for Non Domestic Rates, it is your responsibility to apply for the appropriate exemption.

## Are You Interested in This Property?:

To request an application pack, please contact  
**Email:** [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

Alternatively, if a closing date already has been set, the application pack may be downloaded from [www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)

Your application must be accompanied by a bank reference, confirming your financial standing and 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.

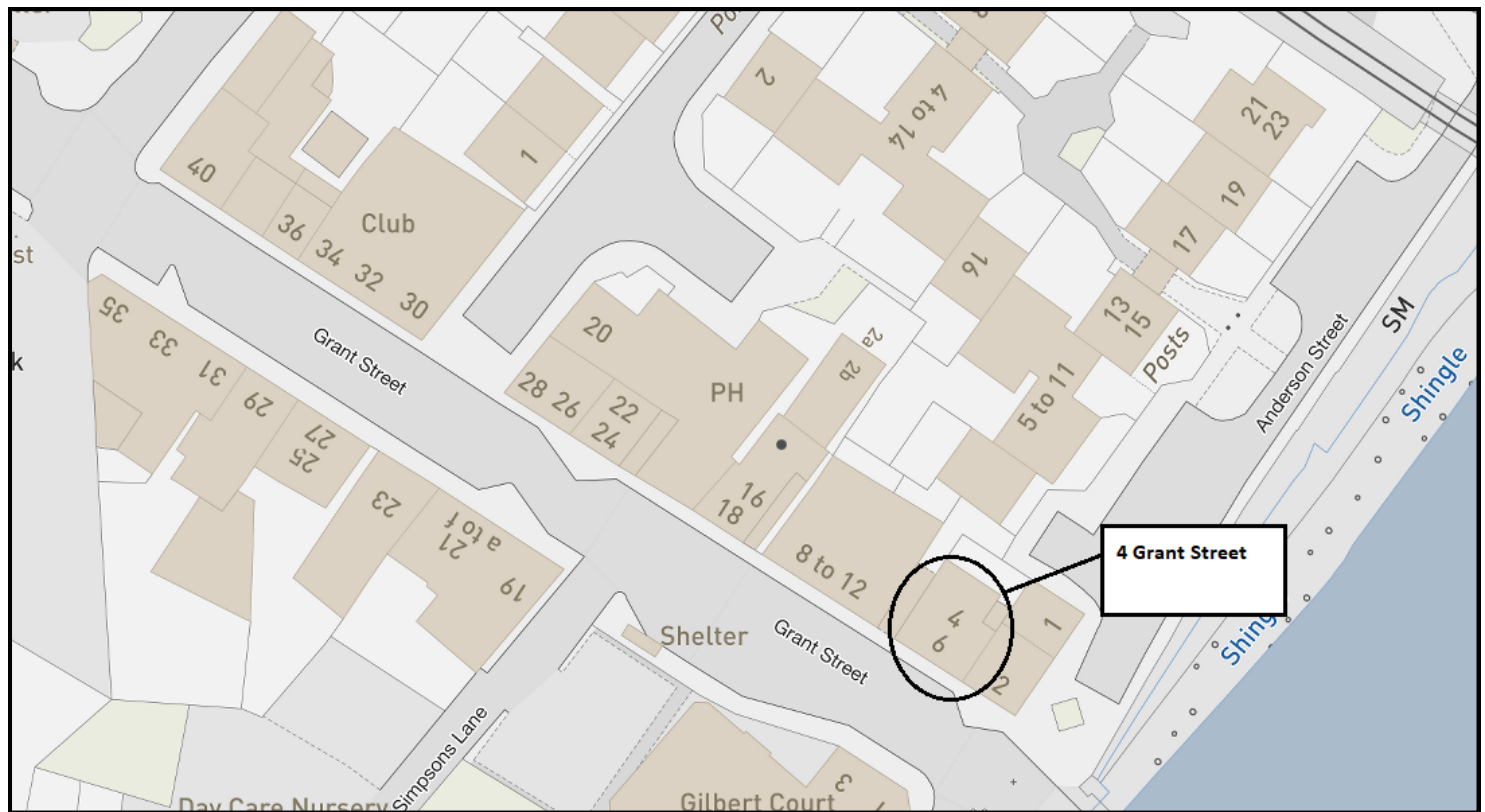
As the bidding process is sealed, it is your responsibility to obtain the reference from your bank.

Our closing date procedure allows you to post or email your application. Please post using the return address label provided or email the application form and supporting documents to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk) quoting the property address in the subject header of the email.

All applications properly received by 12 noon on the closing date will be opened and processed.

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 28/11/2025

## Location Plan & Photos - Shop, 4 Grant Street, Inverness, IV3 8BL



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