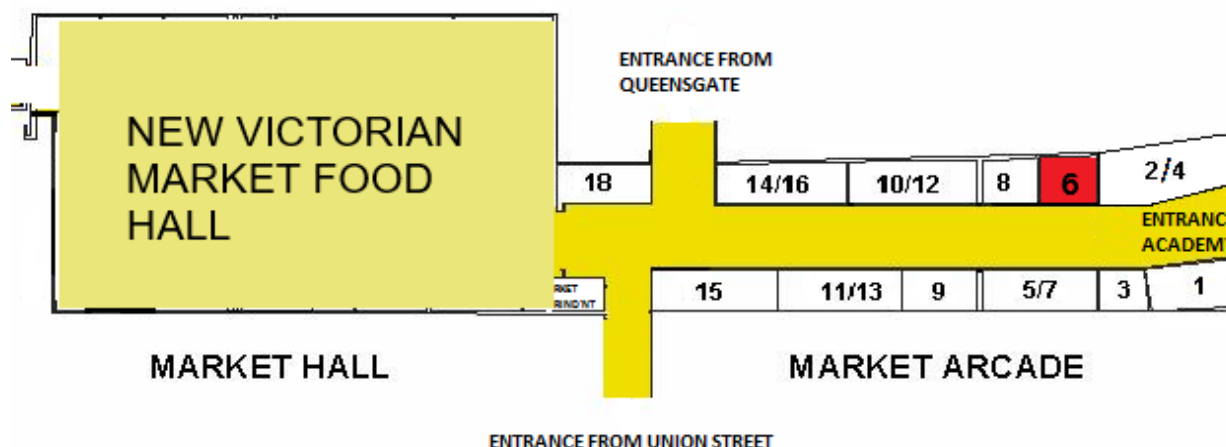


The Victorian Market, Inverness

Located in the centre of Inverness, the capital of the Highlands, the historic Victorian Market dates back to the 19th century. The Market has long been a popular retail location, particularly for small, independent or traditional shops, and offers a unique shopping experience.



Shop Available to Let
6 Market Arcade - 13.88 sq.m or thereby
Offers over £7,500 per annum, exclusive of VAT



To view other commercial property available for lease:

Web: www.highland.gov.uk/propertyletting

Enquiry Line: (01463) 785128 (24 hours) **Email:** property.letting@highland.gov.uk

Location & Description:

The Victorian Market is located in the city centre with entrances from Academy Street, Church Street, Union Street and Queensgate to access all retailers. Unit 6 is located in the Market Arcade, which is directly accessible from Academy Street.

The Market has a rich retail history which attracts both our local population and international visitors all year round. The redevelopment of the Food Hall in 2022 has greatly increased footfall within the market.

The unit benefits from ground floor accommodation with fitted cupboards, which extends to 13.88 sq.m, with additional mezzanine storage of 9 sq.m, accessed via a steep staircase.

Please visit the Victorian Market website for more information on what else the market has to offer: www.thevictorianmarket.co.uk

Viewings:

Interested parties wishing to view can email the Market Manager, Cameron Macfarlane by email: Cameron.macfarlane@highland.gov.uk or call 01463 785128 (24 hour answer line).

Energy Performance Certificate: TBC.

Lease Terms & Conditions:

The property is offered for let for an initial period of five years on Council's Standard Conditions of Let for the Victorian Market. The lease contains provision for the landlord or tenant to serve notice to quit any time after the first year, on giving three months' written notice.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on the Council's website in our online handbook - **A Guide for Industrial &**

Commercial Tenants:

www.highland.gov.uk/info/6/commercial_land_and_property

You will be responsible for meeting all the legal costs of preparing the lease. You will also 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 in advance of taking entry and thereafter monthly in advance by Direct Debit.

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

Rateable Value & Annual Business Rate:

The property's Rateable Value is £5,500 and 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.

Other information:

Opening hours and access to the Victorian Market are Sunday to Thursday 7am – 6pm Friday and Saturday 7am to 8pm.

Applications:

To request an application pack, please contact

Email: 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

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 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 23/06/2025.