

## Unit 8 Food Hall Victorian Market Inverness

### To Let / Airson Màl



**Food Hall Unit, prominent City Centre  
position, 18m<sup>2</sup> or thereby**

**Offers over £4,000  
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:

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, offering a unique shopping and dining experience.

The Market Hall underwent an exciting refurbishment in 2022 to create a modern Food Hall, with a large eating space. The food hall is proving very popular and the footfall in the Market is approximately over 2million per year, with the summer months seeing approximately 10,000 per day. Regular entertainment is also provided throughout the week in the Food Hall.

The unit is of rectangular shape, close to the Market Arcade entrance and **does not have 3-Phase electricity or extraction**. The unit will be available for Class 1A (Retail and Cold Food) and Class 3 (Food and Drink) Uses. This unit offers a great opportunity for a new or existing business.

Please detail on your application what electrical equipment you propose to use to ensure the electrical system is not overloaded.

## Service Charge:

The incoming tenant will be responsible for paying a share of communal running costs associated with the Victorian Market through a service charge.

The Service Charge will cover costs such as communal utilities, cleaning, marketing, waste collection and security. The current Service Charge for Unit 8 is £8,185.17 per annum, which is subject to change yearly and is managed by Graham & Sibbald. A full breakdown of these costs can be provided to interested parties.

## Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms, for an initial period of five years.

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](http://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.

## Rateable Value & Annual Business Rate:

The property's Rateable Value is £3,650. 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.

## Rent, VAT & Insurance:

You will pay the first quarter's rent in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent is exempt of VAT.

## Viewings:

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

To request an application pack, please contact Property Letting at Council Headquarters at:

**Email:** [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

**Telephone:** (01463) 785128 (24-hour voicemail).

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.

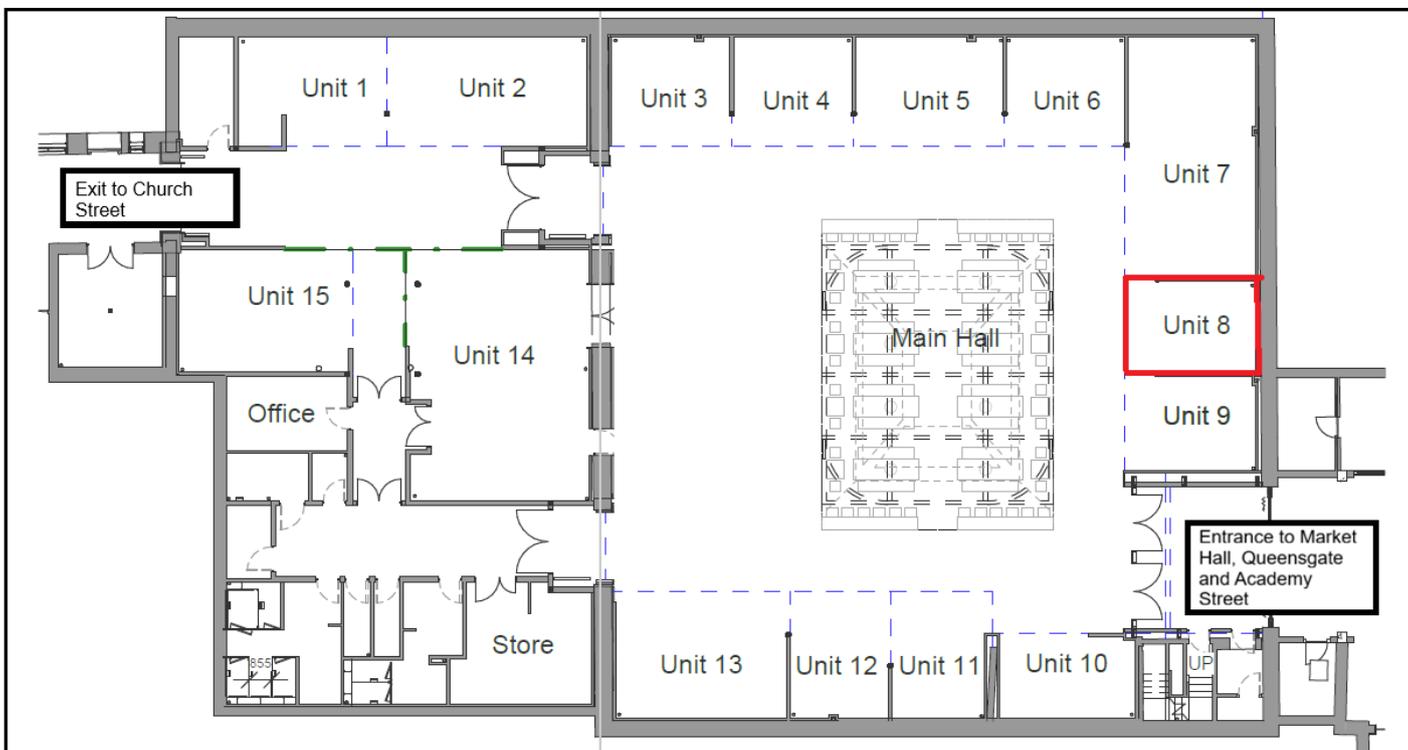
**Please email your completed application to:** [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk)

Please clearly state **UNIT 8 MARKET HALL** in the subject line of your 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 09/02/2026

**Unit 8, Victorian Market Food Hall, Inverness, IV1 1AN**



**INDICATIVE PLAN ONLY. NOT TO SCALE.**

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings.  
The Highland Council 100023369