

**The Steeple Shop,
2 Bridge Street, Inverness**

To Let / Airson Màl



**Retail unit in Historical City
Centre building. Ground floor retail
area 3.75sq.m 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**

Location & Description:

The Steeple is a Grade A listed building which is all that remains of a tollbooth building erected in 1791 and is a prominent landmark on the Inverness Skyline. It is located on the corner of Bridge Street and Church Street, opposite the Town House.

The accommodation comprises:

- Entrance vestibule and two external glass display cabinets.
- Ground floor sales area measuring 3.75 sq.m or thereby with cupboard.
- First floor storage area measuring 3.29 sq.m with lockable cupboard.
- Please note there are no toilet facilities available in the premises

Given the unique and special nature of the Steeple, the Council are looking for innovative proposals sympathetic to the property and surroundings.

The staircase to the top of the Steeple is accessed from the ground floor and Highland Council will retain a right of access through the areas leased to the tenant to allow essential maintenance or emergency works to the Steeple and the Clock Tower. The tenant will have no right of access beyond the first floor.

Energy Performance Certificate:

Exempt

Lease Terms & Conditions:

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

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, 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. The property rent is 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. The sitting tenant will pay for the electricity for the clock to ensure it is never cut off, so please factor this into your offer.

Rateable Value & Annual Business Rate:

The property's Rateable Value is £4,900 from 01/04/2026. 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:

If you wish to view the property, or request an application form, please contact us on telephone 01463 785128 or send an email to: 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/directory/27/property-for-rent

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.

It is your responsibility to obtain the reference from your bank.

Please email your completed application to:

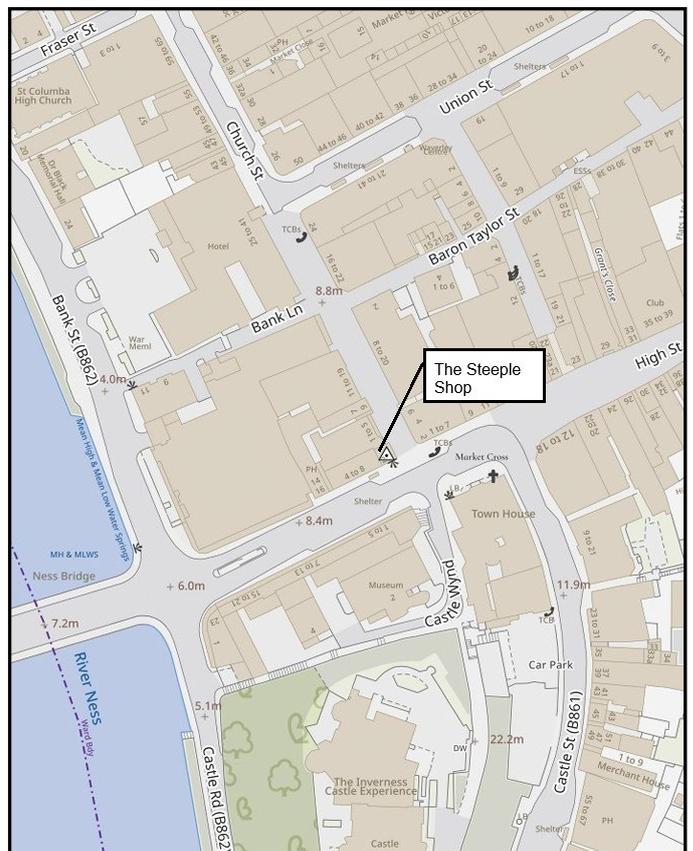
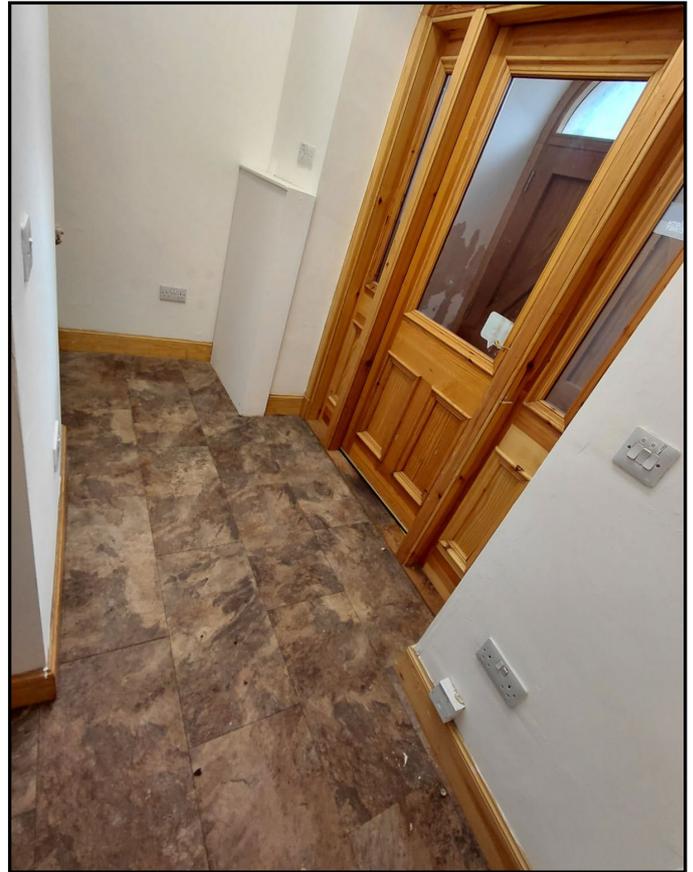
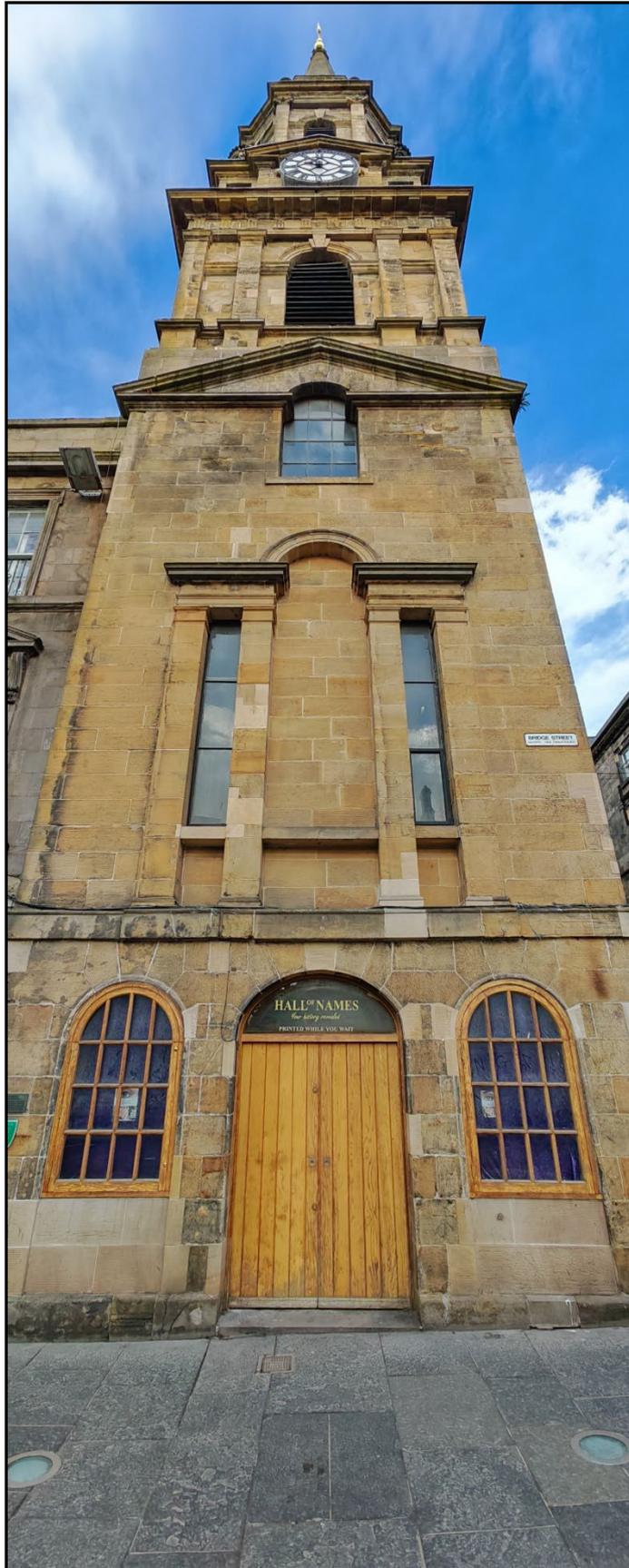
property.offers@highland.gov.uk

Please clearly state **THE STEEPLE SHOP, INVERNESS** 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 26/02/2026

The Steeple Shop, 2 Bridge Street, Inverness, IV1 1HD



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The Highland Council 100023369