

ON THE INSTRUCTIONS OF ICELAND FOODS LTD
LEASE DISPOSAL/TO LET
EXCELLENT CITY CENTRE RETAIL
WAREHOUSE PREMISES with FOOD CONSENT
3B ROSE STREET INVERNESS IV1 1NQ

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

Inverness is the commercial and administrative centre for the Highlands with a resident population of 65,000 and a catchment of 350,000 people. The City also benefits from being an all year round tourist destination. The subjects lie close to the City's railway and bus terminus with public car parking opposite. Home Bargains, Smyths Toys Superstores and Starbucks are located immediately adjacent.

DESCRIPTION

The property comprises a single story retail unit of steel frame construction with block infill under a pitched and slated roof. The premises enjoy the benefit of rear loading facility and car parking to the front of the parade.

ACCOMMODATION

The unit has the following area:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	789.67 sq.m	8,500 sq.ft

EPC

Available upon request.

VAT

The prices, rents and premises are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs, with the ongoing tenant being responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.

LEASE TERMS

The subjects are held in a FRI lease expiring 4.10.2026 at the passing rent of £120,000 pa without review.

SERVICE CHARGE

For 2025 is estimated at £15,332



RATING ASSESSMENT

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£104,000 Current commercial rate poundage £0.498
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CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the purchaser should rely upon their own enquiries with the Local Rating Authority.

ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

DATE OF ENTRY

By Arrangement.

VIEWING

STRICTLY by appointment with the sole letting agents.

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Publication Date: April 2025

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Experian Goad Plan Created: 15/04/2025

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