





TO LET / MAY SELL

3,016 SQ FT / 343.4 SQ M (PLUS ANCILLARY)

PRIME RETAIL UNIT

WITH POTENTIAL FOR CLASS 3 CONSENT

12-14 INGLIS STREET - INVERNESS - IV1 1HN

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PRIME LOCATION

The City of Inverness lies c. 105 miles northwest of Aberdeen and c. 160 miles north of Edinburgh and Glasgow. With a resident population exceeding 65,000 persons, the catchment is significantly broader, reflecting the city's status as the retail, commercial and administrative centre for the Highland and Islands Region. Transport links are excellent; Inverness Rail Station, a major generator of tourist footfall, lies less than 5 minutes' walk from the subjects, whilst the A9 (Aviemore, Perth and beyond to the south, Ullapool and the NC500 to the north) is located 1 mile from the city centre and Inverness Airport a mere 7 miles.

Retail facilities within Inverness are focused upon the Eastgate Shopping Centre and the pedestrianised High Street, together with Inglis Street, providing a prominent link through to the Railway Station. Neighbouring occupiers include the likes of M&S, TSB, Boots, Slater Menswear and Krispy Kreme.





Archive Photograph

DESCRIPTION

The subjects comprise two interlinked buildings with extensive building frontage to Inglis Street. They have been utilised in their current form as a coffee shop with additional on-street seating for c. 25 years. Internally the premises are currently fitted out to provide sales and public WC facilities at ground and first floors with ancillary storage at basement, whilst the second and third floors have been left void.

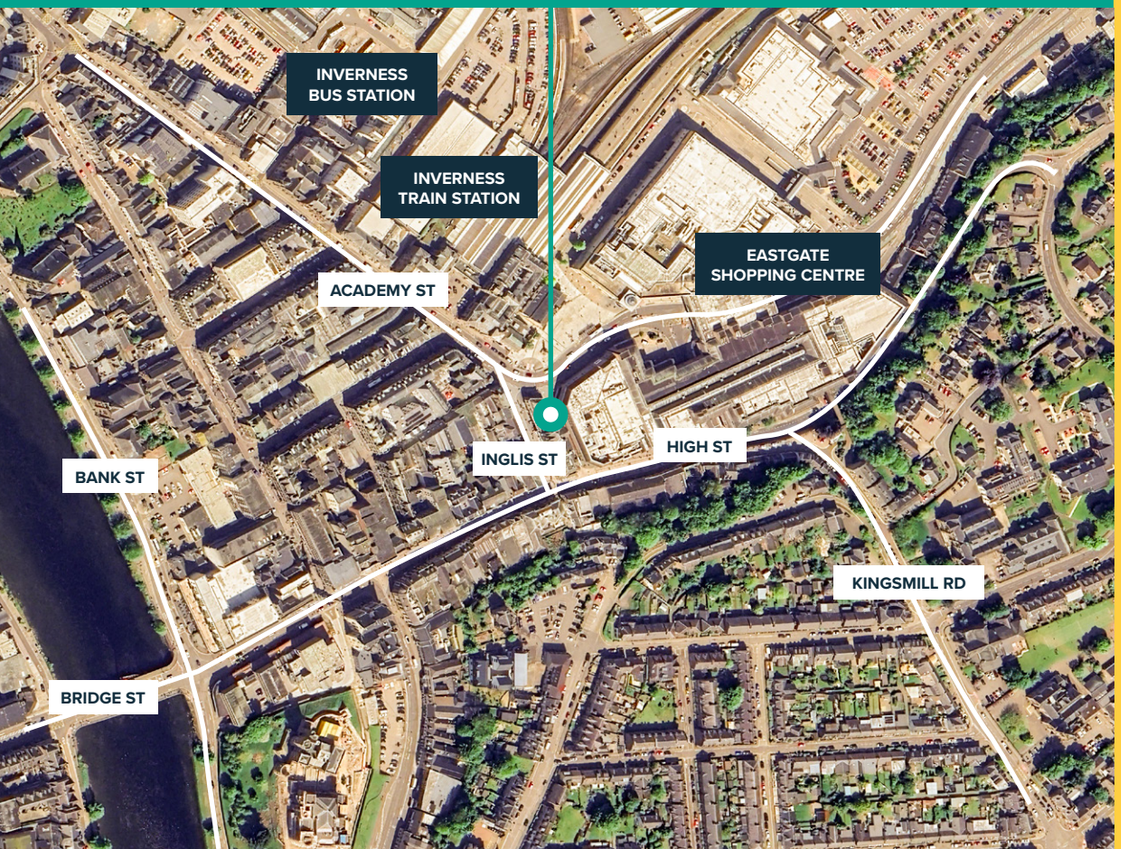
Measured in accordance with the RICS Code of Measuring Practice (6th Edition), the property principal dimensions and Net Internal Areas are as follows:

Net Frontage	22'3"	6.78m
Ground floor (sales)	801 sq ft	74 sq m
First floor (sales)	2,215 sq ft	205 sq m
Basement (storage)	680 sq ft	63 sq m
Second floor (offices / void)	1,831 sq ft	170 sq m
Third floor (void)	766 sq ft	71 sq m
Total NIA	**6,293 sq ft**	**585 sq m**

Neighbouring occupiers include: M&S PRIMARK® Boots NEXT H&M Krispy Kreme DOUGHNUTS BANK OF SCOTLAND

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PLANNING

We understand the property benefits from Class 1A consent and may be eligible for change of use to Class 3. For verification, interested parties should make their own enquiries to Highland Council Planning Department.

TENURE

The shop is available on a new FRI lease for a period of 10 or more years, subject to periodic rent reviews. Consideration may also be given to a sale with vacant possession - terms upon request.

BUSINESS RATES

We understand that the property is now assessed as follows:

Rateable Value	£34,600
UBR (2026-27)	48.1p
Rates Payable	£16,643

RENT

Offers in excess of £32,500 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The subjects have an EPC rating of 'B', a copy of the certificate can be supplied on request.





VAT

VAT will be applicable at the prevailing rate.

FURTHER INFORMATION

For viewings and further information please contact the joint agents:

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