

**81 Castle Street
Inverness IV2 3EA**

To Let / Airson Màl



Ground Floor shop unit
Comprises front sales area & 2 rear offices
Gross internal sales area 60.3 sq.metres or thereby

**Offers over £13,500 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our webpage:
www.highland.gov.uk/propertyletting**

Location & Description:

The subjects comprise a ground floor shop unit in a two storey, stone built terraced building with a pitched slate roof, located in a secondary trading location in Inverness City Centre.

The premises is across from Inverness Castle, which is currently being redeveloped into a tourist attraction, which is estimated to open to the public in 2025.

The property has previously been used as local government offices.

The accommodation, all on the ground floor comprises:-

Main sales area with kitchenette off to rear extending to approximately 60.3 sq m or thereby.

Meeting Room 1 to rear extending to approximately 10.6 sq m or thereby with a walk in cupboard off, 3.6 sq.m or thereby.

Meeting Room 2 to rear extending to approximately 9.2 sq m or thereby,

Toilet to rear, 4.35 sq m or thereby approx. There is a modern WC and WHB.

There is gas central heating and radiators throughout. Furniture not included.

Energy Performance Certificate: Rated F

Lease Terms & Conditions:

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

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on our website in our Tenants' 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 fees and costs of preparing and registering the lease. You will be liable for any LBTT, Registration Dues and VAT thereon.

Viewings:

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

Rent, VAT, Property Insurance & Utilities:

You will pay the first quarter's rent and insurance before taking entry and thereafter monthly in advance by Direct Debit. The current insurance premium is £234.97 per annum. The rent and insurance are both 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.

Planning:

The property is located within a mixed commercial area and your proposed use will require the Council's consent both as landlord of the property and as Planning Authority.

You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

Please visit Planning Permission section on Highland Council's website for more information.

Rateable Value & Annual Business Rate:

The property's current Rateable Value is £16,500.

Are You Interested in This Property:

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.

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 22/12/2020

Location Plan & Photos - 81 Castle Street, Inverness, IV2 3EA



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