

# For Sale / May Let

# SHOP UNIT



## 19 Queensgate • Inverness • IV1 1DF

### Location

Inverness is the regional shopping and administrative centre for the Highlands of Scotland with a fast growing, affluent population of 70,000 persons and an estimated catchment of in excess 300,000 persons.

Located in excess of 150 miles north of both Glasgow and Edinburgh and over 100 miles north west of Aberdeen, Inverness dominates the catchment for a hinterland across the North of Scotland, estimated to be broadly the size of Belgium.

The shop is located on Queensgate, opposite the City's main **Post Office**, in a good secondary location. Nearby

traders include **Semichem, Ladbrokes, PDSA, McColls, Highlands Solicitors Property Centre** and the **Victorian Market**.

The train and bus stations are in close proximity, as are car parks, including Rose Street multi-storey (850 spaces) and those at Eastgate Shopping Centre (1,350 spaces), all within a 5 minute walk.

### Description

The subjects comprise a ground and first floor shop unit, forming part of a late Victorian ashlar sandstone Grade B listed tenement.

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### Accommodation

Net Frontage	4.02 m	13ft 2in
Shop Depth	24.56 m	80ft 7in
Ground Floor sales	115.86 sq m	1,258 sq ft
First Floor ancillary	34.79 sq m	374 sq ft

In addition, a single WC is provided at first floor.

### Price / Lease

The shop unit is offered For Sale at £225,000.

Alternatively, subject to status, a lease on a new Full Repairing and Insuring Lease for a term to be agreed, subject to 5 yearly upward only rent reviews, at a commencing rent of £22,500 per annum may be considered.

### Rateable Value

The unit is listed at [www.saa.gov.uk](http://www.saa.gov.uk) as having a Rateable Value of £21,750.

The poundage for 2018/19 is 48p, leading to rates payable of £10,440.

Interested parties are advised to verify these figures direct with The Highland & Western Isles Valuation Joint Board, Moray House, 16-18 Bank Street, Inverness IV1 1QY, tel: 01463 703311, email: [assessor@highland.gov.uk](mailto:assessor@highland.gov.uk)

### EPC

The EPC rating is D, copy available upon request.

### Legal Costs

Each party will be responsible for their own legal costs. However, the purchaser or ingoing tenant will be responsible for any registration fees and Land and Buildings Transaction Tax applicable, together with any VAT payable.

### VAT

VAT is not chargeable on the sale price or rent. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

### Viewing and Further Information

By arrangement with the joint agents:



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