

# FOR SALE / TO LET

78 Academy Street, Inverness, IV1 1LU

CLASS 3 CONSENT  
NOW GRANTED



## PROMINENT CORNER RETAIL / BAR / RESTAURANT UNIT OR REDEVELOPMENT OPPORTUNITY

### Location

Inverness is the commercial, administrative and business centre for the Highlands of Scotland. It has a resident population of approximately 65,000 people, and a primary shopping catchment of around 300,000 people.

The subject property occupies a prominent corner location at the junction of Academy Street and Margaret Street, close to the cities bus station. There are numerous retail uses, bars, restaurants and hotels in the immediate vicinity, including **Domino's Pizza**, **Travelodge**, **Post Office** and **M&Co**.

The property is a two storey, steel frame with concrete floors building. It offers open plan retail showroom space at ground, with a trading first floor. There is also storage to the rear.

### Floor Areas

The net internal areas are approximately as follows:

Ground Floor	375.89 sq m (4,046 sq ft)
First Floor	186.64 sq m (2,009 sq ft)

### PRICE

Offers over £450,000.

### RENT

£45,000 pa.

### RATES

Rateable value £41,250 pa.

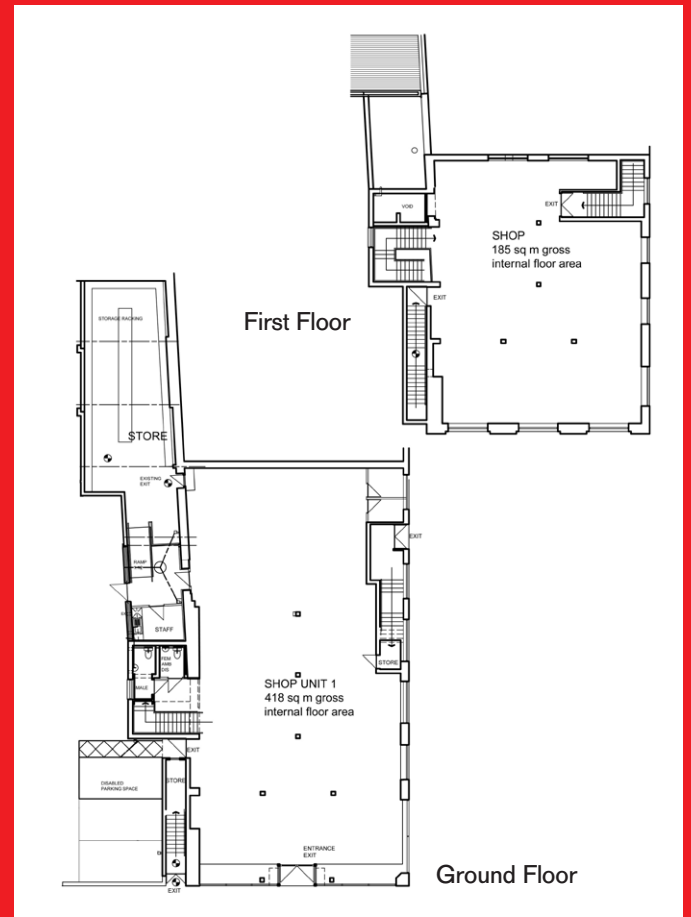
# FOR SALE / TO LET

## 78 Academy Street, Inverness, IV1 1LU

**PROMINENT CORNER RETAIL / BAR / RESTAURANT UNIT  
OR REDEVELOPMENT OPPORTUNITY**



### FLOOR PLANS



#### VAT

All prices are exclusive of VAT.

#### EPC

Available on request.

#### LEGAL FEES

Each party to pay their own legal fees.

#### VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint sales agents.



Stephen Gunn  
0141 221 3500  
07747 733 301  
stephen@gunnproperty.co.uk



Neil Calder  
01463 712239  
07551 173667  
n.calder@shepherd.co.uk

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2020.