



Tenure

Heritable.

Location

Inverness, with a population of some 47,000, is an important regional centre for the Highland region. The city benefits from rail services to Edinburgh and London, whilst also having its own airport some 9 miles north-east of the town centre.

The property, located in a Conservation Area, is situated on the north side of Union Street, opposite its junction with Drummond Street in the town centre. Eastgate Shopping Centre and the High Street are within a short distance.

Occupiers close by include Barclays Bank, Clydesdale Bank and British Heart Foundation, amongst a variety of other traders.

Description

The property is arranged on ground floor only to provide a ground floor retail unit with storage and staff ancillary.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	4.40 m	(14' 5")
Shop Depth	13.87 m	(45' 6")
Built Depth	17.73 m	(58' 2")
Ground Floor	99.3 sq m	(1,069 sq ft)

Tenancy

The property is at present let to INDIGO SUN RETAIL LIMITED (t/a Heat Wave) for a term of 15 years from 27th January 2003 at a current rent of £30,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.indigosun.co.uk

For the year ended 30th September 2015, Indigo Sun Retail Limited reported a turnover of £9.87m, a pre-tax profit of £2.26m, shareholders' funds and a net worth of £4.63m. (Source: riskdisk.com 01.11.2016.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Inverness

34 Union Street Inverness-shire IV1 1PX

- Heritable Shop Investment
- Let to Indigo Sun Retail Limited (t/a Heat Wave) until 2018
- Occupiers close by include Barclays and Clydesdale banks
- Town centre position
- Reversion 2018
- VAT is not applicable to this lot
- Current Rent Reserved
£30,500 pa

