TO LET

Unit 52a
Eastgate Shopping Centre
Inverness IV2 3PP



Retail Opportunity

Rent: On Application

Lower Mall: 3,391 sq ft

Location
Inverness has a large and loyal catchment population of circa 153,000 persons, within a wider attachment of 304,000 persons. The unit sits on the lower mall of the centre immediately adjacent to Tui. Nearby retailers include Costa, The Entertainer, Select, Grape Tree and New Look.

Accommodation
The premises are located on the lower mall of the shopping centre and comprise the following net internal area:

Lower Mall: 3,391 sq ft / 315.03 sqm

Lease
The subjects are available by way of a new FRI lease.

Rent
On application.

Rates
Rateable Value: £45,250
UBR (2026/27): £0.481
Rates Payable: £21,765 pa

Service Charge
The estimated service charge for this financial year is £44,220.

EPC
An EPC Report is available on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

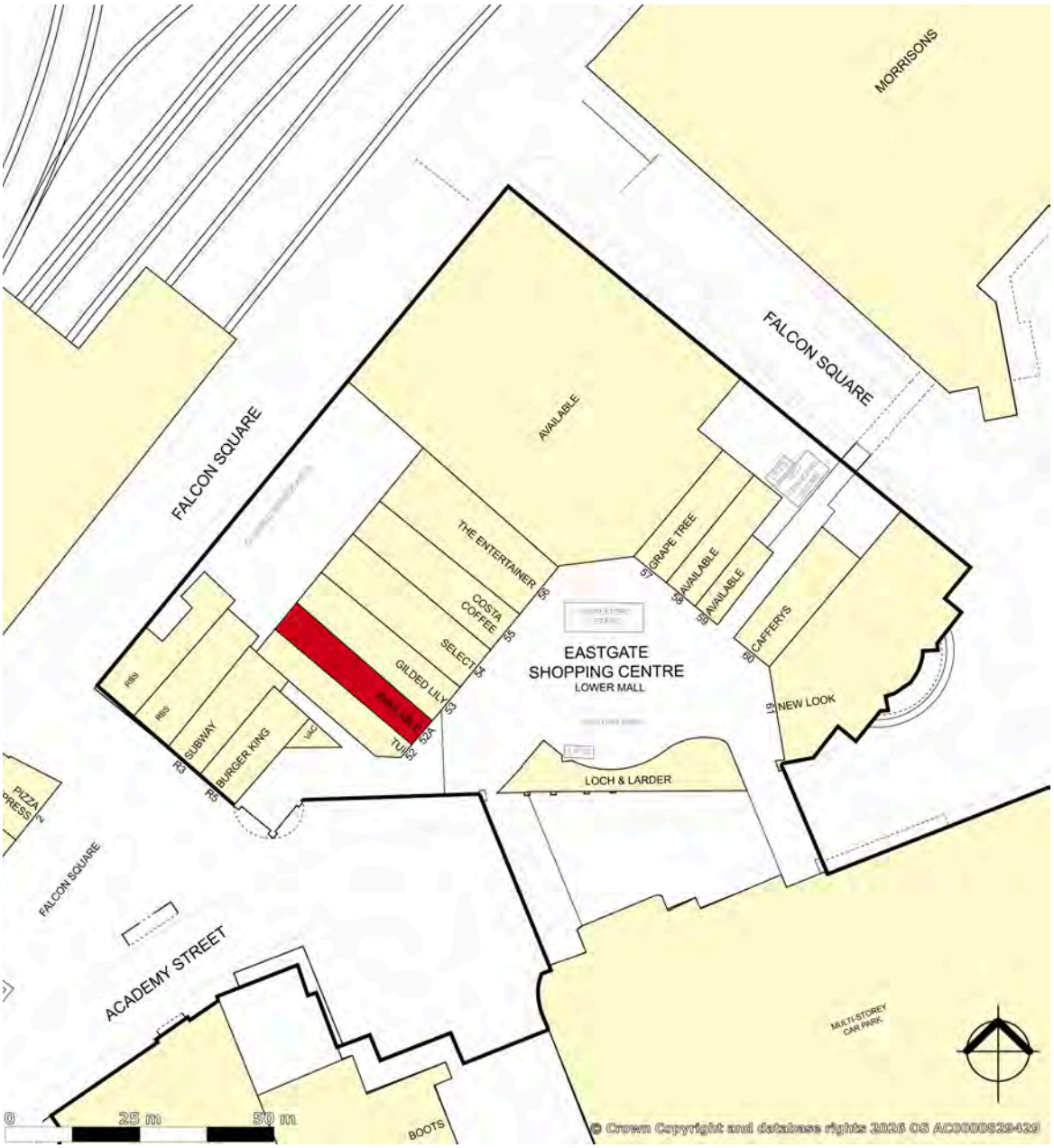
Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

TO LET

Unit 52a
Eastgate Shopping Centre
Inverness IV2 3PP



Viewing strictly by appointment through ORINSEN

Andy Bain
T. 0131 374 1111
M. 07770 524977
E. abain@orinsen.com

Tom Forster
T. 0131 374 1111
M. 07919 920126
E. tforster@orinsen.com

Important Notice
ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves inde-pendently as to the incidence of VAT in respect of any transaction. **Published: November 2025**