TO LET

Unit 35A
Eastgate Shopping Centre
Inverness IV2 3PP



Retail Opportunity
100% Prime

Rent: On Application

Ground Floor: 333 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 is located on the upper mall of the centre which is regarded as the 100% prime section, being anchored by Marks & Spencer. Nearby occupiers include Next, Card Factory, HMV, The Body Shop and H Samuel.

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

First Floor: 333 sq ft / 30.95 sqm

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

Rent
On application.

Rates
Rateable Value: £14,800
UBR (2026/27): £0.481
Rates Payable: £7,118 pa

Service Charge
The estimated service charge for this financial year is £3,776.

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

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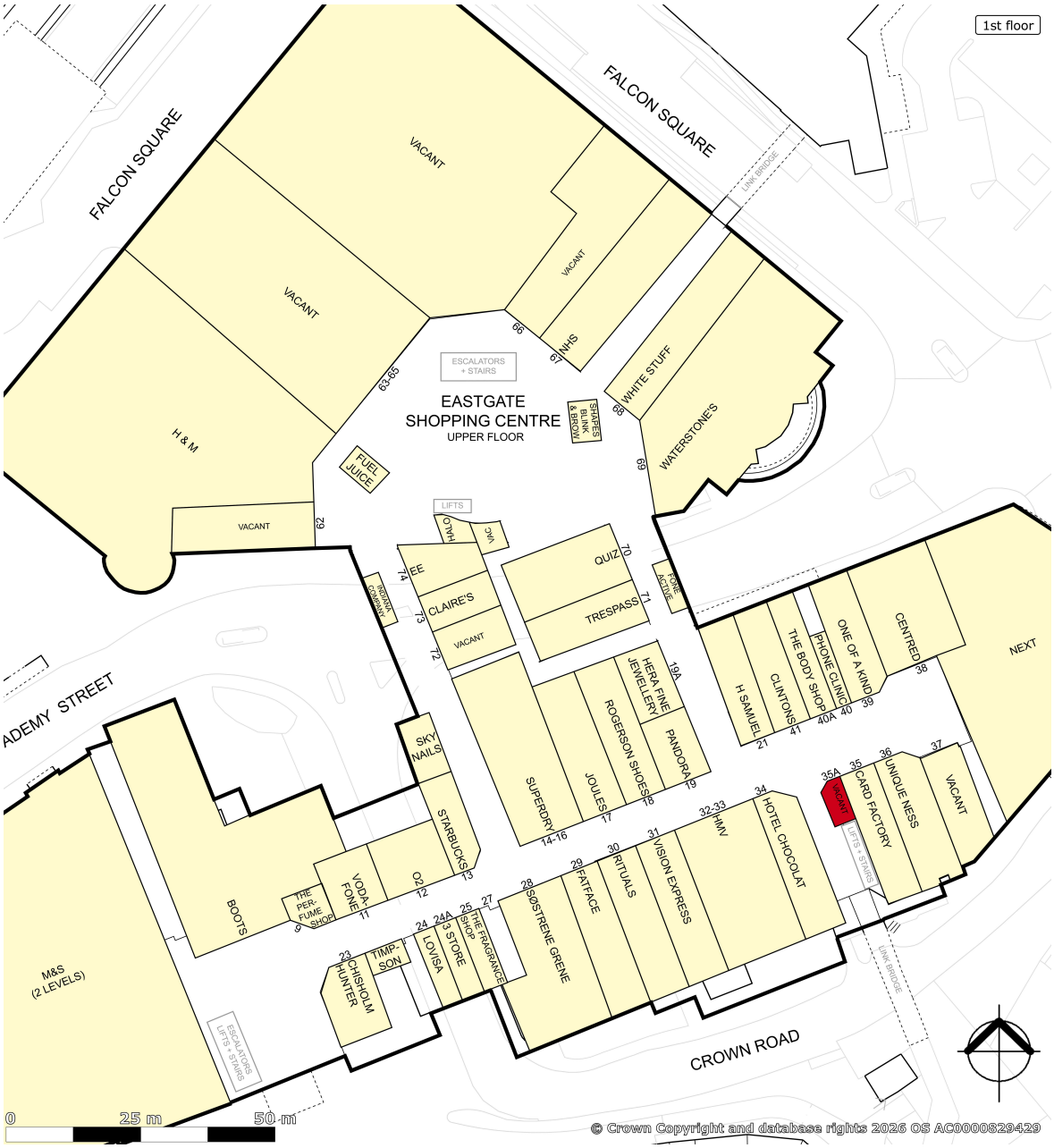

Viewing strictly by appointment through ORINSEN

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