



Supermarket Premises, High Street, Invergordon, IV18 0AB

Large Retail Unit in prominent town centre location

- GIA: 1,042.33 sq.m / 11,220 sq.ft or thereby
- Extensive store frontage
- New Full Repairing and Insuring lease from December 2021
- Rental: On application
- Incentives available
- Potential to sub-divide

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LOCATION

The property is situated on Invergordon High Street which forms the main retail area in the town. Invergordon is close to the A9 trunk road with a large catchment area and busy High Street. Invergordon is a significant Port for cruise ships visiting the Highlands of Scotland.

DESCRIPTION

The property is largely detached and split between retail with warehousing. It has the benefit of an adjacent car park in addition to High Street parking.

The premises are available for supermarket use or similar and possibly showroom use.

ACCOMMODATION

The Gross Internal Area of the unit is 1,042.33 sq.m / 11,220 sq.ft or thereby.

SUB-DIVISION

Our clients may consider sub-division of the property.

PLANNING

The subjects currently benefit from a Class 1 (Retail) Use.

RENTAL

Available on application.

SALE

Further detail on request.

RATEABLE VALUE

The present Rateable Value is £86,000.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease from December 2021.

LEGAL COSTS

Each party is responsible for their own legal costs incurred with any transaction.

VAT

Any rents quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

On request.

To arrange a viewing please contact:



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