FALCONER
PROPERTY CONSULTANTS

rennie
property consultants

TO LET

1-2 Leopold Street, Nairn, IV12 4BE

RETAIL UNIT

- LEASE FROM £10,000 PER ANNUM
- 951 FT^2
- PRIME TOWN CENTRE RETAIL PITCH
- FREE ON STREET PARKING
- PROMINENT FRONTAGE
- MOVE IN CONDITION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

LOCATION

Nairn is a town and former burgh in the Highland council area of Scotland. It is an ancient fishing port and market town around 17 miles (27 km) east of Inverness. It is the traditional county town of Nairnshire.

As of the 2011 Census, Nairn had a population of 9,773, making it the third-largest settlement in the Highland council area, behind Inverness and Fort William. Nairn is best known as a seaside resort, with two golf courses, award-winning beaches, a community centre/mid-scale arts venue (Nairn Community & Arts Centre), a small theatre and one small museum, providing information on the local area and incorporating the collection of the former Fishertown museum.

The subjects are located on the north side of Leopold Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained with a detached two storey building of brick construction.

Internally the unit benefits from a large open plan retail area with a rear store and w.c. There is a small basement area accessed by a hatch which could be used for additional storage.

The subjects are presented in move in condition.

PROPOSAL

Lease from £10,000 per annum for a new FRI lease.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Total 88.38 m^2/951 ft^2

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

RV £7,600.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Highland Council Planning Department.

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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Agents:

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