



New Retail Unit, High Street, Alness, IV17 0PS

Retail unit in central trading position

- Excellent High Street position
- GIA: 430 sq.m / 4,628 sq.ft or thereby
- Awaiting fit-out
- Rental: Competitive
- FRI terms



LOCATION

The property is situated on Alness High Street which forms the main retail area in the town. Alness is close to the A9 trunk road with a large catchment area and busy High Street.

DESCRIPTION

The property forms part of a redevelopment from one large supermarket to two retail units which has now been completed. The Co-operative Group trade from the other unit with this surplus unit awaiting its first occupation in its new format with a basic specification in place including toilet facilities.

ACCOMMODATION

The Gross Internal Area of the unit (Ground Floor) is 430 sq.m / 4,628 sq.ft or thereby.

PLANNING

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

RENTAL

Available on application. A competitive rental is available.

RATES

To be assessed. The property would be considered for the Fresh Start Scheme. 100% Business Rates Relief for the first year.



LEASE TERMS

The subject premises are available by way of a new FRI sub-let agreement.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in a transaction.

VAT

All rents quoted are exclusive of VAT.

To arrange a viewing please contact:



Kenny McKenzie

Senior Surveyor

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01463 701887



Andrew Rose

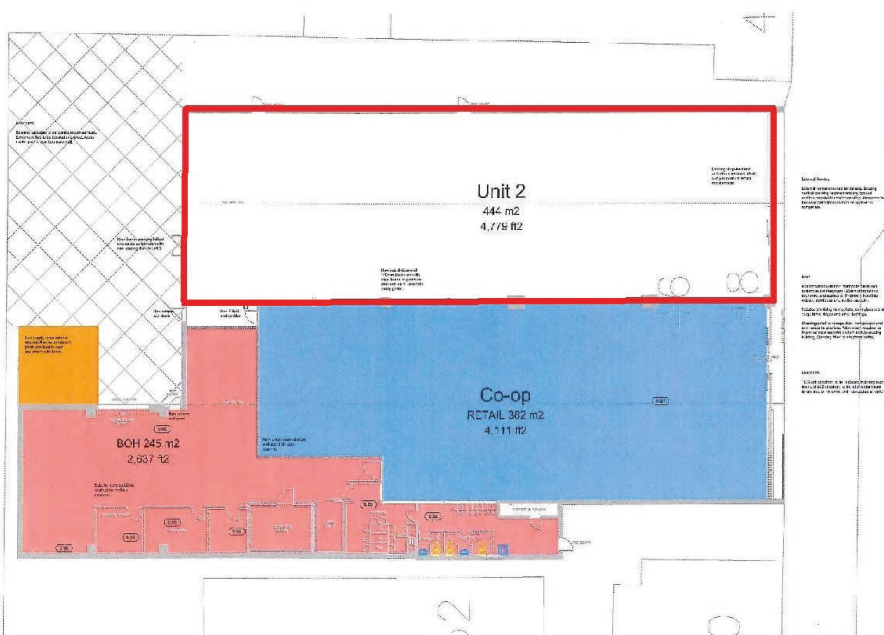
Associate

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Alness : Proposed Front Elevation



GROUND FLOOR PLAN: PROPOSED LAYOUT PLAN

INDICATIVE PLAN ONLY

IMPORTANT NOTICE

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