



Commercial Retail Unit, 58 High Street, Alness, IV17 0SG

Well positioned Retail Unit within the popular town of Alness with High street / public car parking nearby.

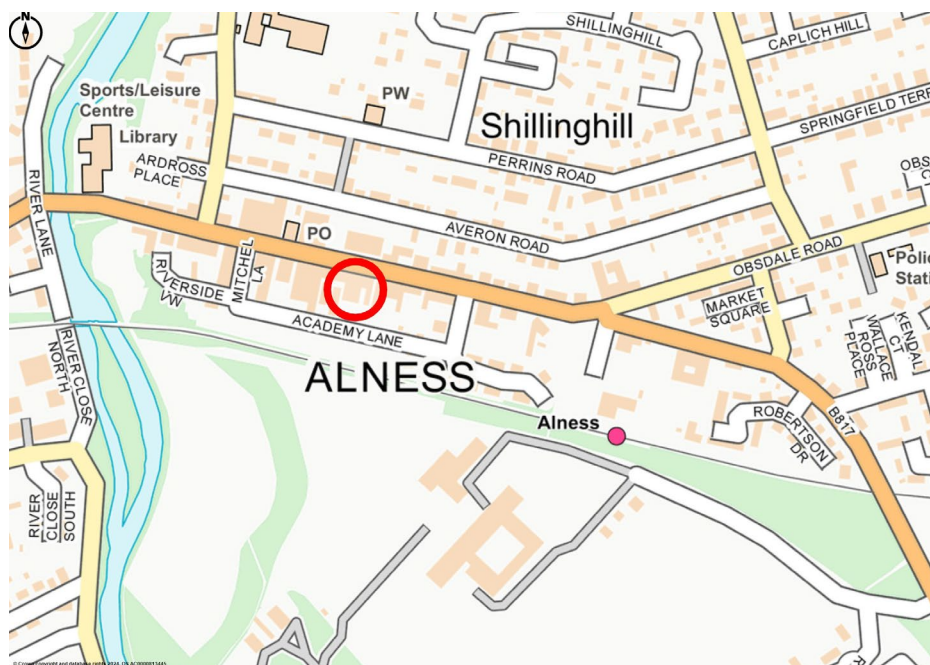
- Net Internal Area: 298.06 Sq.m / 3,208 Sq.ft or thereby
- Asking Rent: £15,000 per annum, plus VAT
- New FRI Lease Available

LOCATION

The property is situated on the busy and popular Alness High Street, which forms the main retail area for the town. There is free on street car parking to the front and rear of the High Street which benefits from a range of retailers including the Co-op and a wide selection of independent retailers.

DESCRIPTION

The premises comprise a large mid-terraced retail unit all situated over the ground floor of a larger block. It has been fitted out to a good standard and suitable for various retail uses.



ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M.	SQ.FT
Ground	Net Internal Area (N.I.A.)	298.06	3208

The accommodation may be summarised as follows:

Main Sales Area, Office and Rear Store with Toilet.

SERVICES

The property is connected to mains supply for electricity & water with the unit having mains drainage.

RATEABLE VALUE

The rateable value of the subjects is £13,750.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is applicable on all figures quoted.

USE

Class 1a — Retail etc.

LEASE TERMS

The premises are available for a minimum period of 5 years on a new Full Repairing and Insuring lease.

EPC

'G' Rated

RENTAL

Asking Rent: £15,000 per annum, plus VAT

To arrange a viewing please contact:



Andrew J Rose MRICS

Director

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IMPORTANT NOTICE

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