



## Retail Unit, 26, High Street, Alness, IV17 0PS

- Prominent Retail Unit
- Gross Internal Area 283.65 sqm / 3,053 or thereby
- New FRI Lease Available
- Incentives Available

The premises form a single storey unit of modern construction. The premises benefit from two large display windows with central double pedestrian door.

Internally the premises are fitted out having a usable retail area and good storage and ancillary provision.



## LOCATION

The Premises are located on the busy Alness High Street occupying a prominent position at the junction with Mitchell Lane. Free public parking is nearby. Alness has a bustling High Street and benefits from a wide catchment. It is situated approximately 22 miles north of Inverness close to the A9 trunk road. The High Street supports a wide variety of businesses, with the property being one of the larger, more modern units available.

## ACCOMMODATION

The accommodation comprises:-

Main retail area, plus inner hallway, staff toilet, tea prep, office, and storage.

Floor	Sq Ft	Sq M
Ground	3,053	283.62
<b>Total</b>	<b>3,053</b>	<b>283.62</b>

## RENTAL

On application.

## OTHER

Incentives available.

## LEASE TERMS

The property will be let on a full repairing and insuring terms. Any lease will be a minimum of three years.

## SERVICES

The property is connected to mains supply for water and electricity with drainage to the public sewer.

## USE CLASS

Retail

## VAT

Applicable.

## LEGAL COSTS

Each party will meet their own legal costs

## EPC

To be confirmed.

## ENTRY

By mutual agreement.

## To arrange a viewing contact:



**Andrew Rose**

**Director**

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**Jack Sibbald**

**Student Surveyor**

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## IMPORTANT NOTICE

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